

**Attachment #2 – Policy Directions Report – Submissions and Response Chart**  
**Part 5 – Public Submission – November 2020 to November 2021**

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 November 1st, 2020 to November 30<sup>th</sup>, 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.

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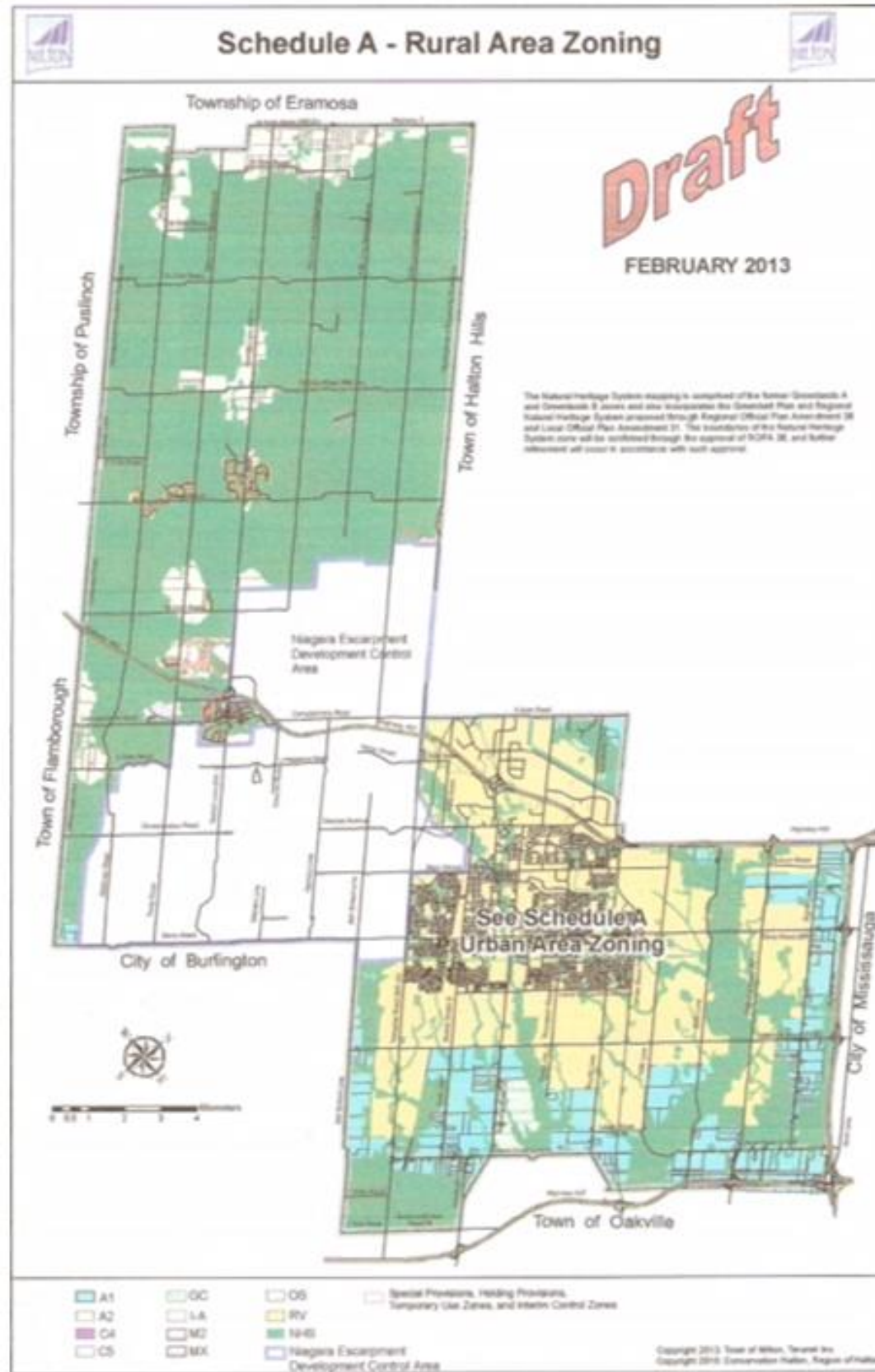
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**Submissions & Responses**

No.	Source	Submission	Response
1	1442423 Ontario Limited	<p><b>November 3, 2020</b></p> <p>To: Corporation of the Regional Municipality of Halton</p> <p>Attention: Graham Milne, Regional Clerk Gary Carr, CAO</p> <p>From: Doug DeBruin and/or 1442423 Ontario Limited</p> <p><b>Re: - Regional Official Plan Review (ROPR)</b></p> <p>The following is a list of my properties that may be impacted by the current ROPR or the upcoming ROPA in Halton Region.</p> <p>6409 APPLEBY LINE, BURLINGTON, L 7M0P8 aka: 6380 Bell School Line, Burlington PT LT 8, CON 6 NS, PART I 20RI6016; BURLINGTON/NELSON.</p> <p>7536 Bell School Line, Milton, L9T2Y I PART LOT 14, CON 6 NS, AS IN 741533 EXCEPT NU6402 &amp; PTS 1,2, 20RII581; TOWN OF MILTON</p> <p>6414 WALKERS LINE, BURLINGTON, L7M0R3 PT LT 8, CON 4 NS, AS IN 244270 CITY OF BURLINGTON</p> <p>3339 Side Rd I, Burlington PT LTS 12 &amp; 13, CON 2 NDS, PTS I TO 4, 20R7469; S/T NUI4839,471203, NU35341,NU35343 CITY OF BURLINGTON</p> <p>6740 Tremaine Rd, Milton, L9T2X5 PT LT 10, CON 7 NNS, AS IN 843170 S&amp;E PTS I TO 6 20RI6237 &amp; PT I 20RI6598 &amp; PT 2 ON EXP. PLAN HR! 153566; S/T EASEMENT HR! 153566 OVER PT I EXP. PLAN HR! 153566. TOWN OF MILTON</p> <p>6409 Appleby Line, Burlington, L 7M0P8 PT LT 8, CON 6 NS, PT I 20R9350, S&amp;E PT I 20RI6016; CITY OF BURLINGTON</p> <p>4465 Walkers Line, Burlington, L7M0Y3 PT LTS 9 &amp; 10, CON 2 NDS DESIGNATED PT I PLAN 20R20290; BURLINGTON/NELSON TWP CITY OF BURLINGTON</p> <p>6507 Walkers Line, Burlington, L7M0R2 PT LT 9 , CON 5 NS , BEING THE SE I /2 ; BURLINGTON/NELSON TWP</p> <p>1111 Britannia Rd, Burlington, L 7P0E7</p>	<p>As part of the ongoing review and update to the Natural heritage components of the Regional Official Plan, Natural Heritage System policies and mapping will require a number of updates to:</p> <ul style="list-style-type: none"> <li>• be consistent with the Provincial Policy Statement and conform to Provincial Plans;</li> <li>• improve and clarify existing natural heritage policies;</li> <li>• identify planning objectives needed to preserve and enhance the Region's Natural Heritage System and;</li> <li>• improve the accuracy of the Natural Heritage System mapping. Refinements to the mapping may result in removals or additions to the Natural Heritage System.</li> </ul> <p>While the Region recognizes property owners may be affected by the mapping changes, it is encouraged that landowners engage with planning staff should they have any questions, concerns, or require any clarification on the existing and proposed Natural heritage System mapping as it may apply to their property(ies).</p> <p>Any have questions about the Regional Official Plan Review and interpretation of mapped boundaries can be emailed to Planning staff at <a href="mailto:ropr@halton.ca">ropr@halton.ca</a>.</p> <p>For your convenience and reference, attached is a link to Halton's interactive mapping at <a href="https://webgeo2.halton.ca/Html5ViewerROPR/Index.html?viewer=PLN_OfficialPlanReviewViewer.Halton_OfficialPlanReviewViewer_HTML5">https://webgeo2.halton.ca/Html5ViewerROPR/Index.html?viewer=PLN_OfficialPlanReviewViewer.Halton_OfficialPlanReviewViewer_HTML5</a></p> <p>Please be advised that Draft Mapping is subject to change and may continue to evolve.</p>

No.	Source	Submission	Response
		<p>PT LT 6, CON I NS, PT I, 20R9732; BURLINGTON/NELSON T</p> <p>I understand that current or updated ROPR mapping may indicate possible changes to one or more of my properties by way or proposed zoning or designation changes. Please provide me with current mapping, what any restrictive zoning, designation or overlay that is unregistered on title means to my current and future use and any anticipated changes with updated proposed mapping at every juncture in this planning process.</p> <p>If any proposed changes include Natural Heritage designations or Environmental Protection zoning or any Niagara Escarpment Plan or Conservation Halton encumbrance, please be advised that for the purpose of any changes whatsoever:</p> <ul style="list-style-type: none"> <li>• I <b>have not</b> dedicated or agreed to dedicate any property to conservation or natural heritage usage;</li> <li>• I <b>do not</b> consent to any policy, plan, zoning, designation, setback or buffer, etc, that restricts my private property rights or usage beyond those rights of usage conveyed at the time of purchase;</li> <li>• this message is intended to act as a <b>Notice of Non Consent</b> to any changes whatsoever without my written consent.;</li> <li>• Implied Consent will not apply on any of my private properties;</li> <li>• please include a copy of this message on each of my property files for future reference; and • Having not been made aware of this ongoing process until very recently, please provide details of how I will be kept up to date from this point in time forward on any planning that impacts my properties.</li> </ul> <p>Please acknowledge receipt of this notice by return email.</p> <p>Thank you,</p> <p>Doug DeBruin Owner/President</p>	
2	Lara Jones	<p><b>November 9, 2020 via Email</b></p> <p>Good Evening,</p> <p>After reading the rural and agricultural system discussion paper, it behooves me to remind the Region why having a NH system as a designation (Option 4 Mapping Concept), will mark the beginning of the end of agriculture in Halton. For that we need to go back to 2013 when the Town of Milton was vetting the second draft of their zoning bylaws, based on OP31, based on the policies of ROPA38. Since ROPA38 made NH a designation instead of an overlay, Milton Staff had no choice but to create zoning bylaws based on the permitted uses of the NH designation.</p> <p>This meant that in the rural areas of Milton:</p> <ol style="list-style-type: none"> <li>1. Agriculture was no longer a permitted use</li> <li>2. Assuming current agriculture was permitted under 'existing uses' it implies no business expansion, no agricultural improvements. This would inevitably lead to the eventual decline and disappearance of agriculture in the region. These restrictions to economic growth do not exist in the urban setting yet in the rural realm it is somehow acceptable to stifle economic growth in agriculture.</li> <li>3. Property values dropping. Why would future home buyers want to live in a municipality where improvements such as decks, additions, garages, or pools aren't allowed?</li> </ol>	<p>Concerns over the interpretation of local municipalities are addressed through Policy Direction IM-2 to improve the clarity of implementation and intent. Since Regional Official Plan Amendment 38 has been mostly implemented, some policies have been identified as requiring updates based on clarity of implementation and intent, or in some instances may require updates based on language. Some policies may no longer be necessary based on the changes proposed in the other policy directions.</p> <p>Additionally, Policy Direction RAS-1 addresses comments pertaining to mapping and the relationship between agriculture and the NHS. RAS-1 (also see NH-6) recommends the designation of prime agricultural areas, rural lands, and key natural heritage features with the remaining NHS as an overlay and is reflective of Mapping Option 2 described in the Rural and Agricultural System Discussion Paper. The designations proposed in RAS-1 are intended to provide greater protection for the natural environment while preserving Halton's valuable (and finite) agricultural land base.</p>

No.	Source	Submission	Response
		<p>4. No new equine centres and large animal clinics or hospitals.</p> <p>Essentially, it would destroy the rural economy as agriculturally based businesses wouldn't be supported or encouraged.</p> <p>After the statutory public meeting in March 2013, where many rural residents expressed their concerns, Milton Council decided to postpone amending any rural zoning bylaws pertaining to ROPA38. As far as I can see now, the latest consolidation of the Milton comprehensive zoning bylaw was 2019 (urban areas only) and still doesn't have any new amendments pertaining to the rural areas since ROPA38.</p> <p>Please refer to the second draft mapping and NH zoning proposed included in this email which illustrates this issue.</p> <p>I would also like to ask how EIAs and AIAs will be interpreted in the zoning bylaws. We know that zoning bylaws must be black and white, giving a yes or no answer. How is that possible if wanting to build a house hinges on a 'maybe, pending assessment'? In 2013 it was the Town of Milton's response to just stop any and all building. Period.</p> <p>As for the four mapping options, in my humble opinion, option 1 mapping concept seems to support agriculture with the least complicated structure. A simpler Regional structure leads to clearer understanding and less confusing interpretations when the Towns have to revise their OPs for conformity. Also, If the Region truly supports agriculture as they say, they need to untie the hands of the farmers and let them continue to do what they've always done; be excellent stewards of their lands. This means putting permitted uses supporting agricultural first.</p> <p>Thank you for your time, Lara Jones</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



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No.	Source	Submission	Response																																																																																
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No.	Source	Submission	Response
3	1404649 Ontario Limited/Charleston Developments	<p><b>October 29, 2020</b></p> <p><b>Submitted Electronically</b></p> <p>Mr. Curt Benson, MCIP, RPP  Director, Planning Services and Chief Planning Official  Region of Halton  1151 Bronte Road  Oakville ON  L6M 3L 1</p> <p>Dear Mr. Benson:</p> <p><b>Re: Comments on Natural Heritage Discussion Paper  1404649 Ontario Limited (Charleston Developments)  Part of Lot 23, Concession 10  Town of Halton Hills (Glen Williams)  Town/Region File Nos.: D12/Charleston Homes &amp; 24T-83008/H  Our File No.: 2005/09</b></p> <p>We are Planning Consultants for 1404649 Ontario Limited ("Charleston Developments").</p> <p>Charleston Developments owns approximately 19.5 hectares (48 acres) of land located east of Confederation Street, north of Wildwood Road/Main Street in the Hamlet of Glen Williams ("subject lands"). The subject lands were previously used for a sand and gravel operation. The subject lands are an extension of the existing Phase 1 subdivision on Bishop Court which was constructed several years ago by Charleston Developments. The subject lands are planned as Phase 2 of the subdivision and are presently the subject of development applications currently in process. The pending applications involve a rezoning and draft plan of subdivision proposing the development of 28 estate residential lots.</p> <p>The subject lands are designated "Hamlet Estate Residential Area"; "Core Greenlands"; and "Supportive Greenlands" by the Glen Williams Secondary Plan ("GWSP"). With respect to the Regional Official Plan, the subject lands are designated "Hamlet" and consist of a creek/valley system that is designated on Map 1 - Regional Structure as part of the Regional Natural Heritage System ("RNHS"). These lands are designated "Core Greenlands" by the GWSP. The plantation located on the west side of the property is not currently designated RNHS on Map 1 and is designated "Supportive Greenlands" by the GWSP.</p> <p>Through the development applications, the intent is to protect and restore the creek/valley system. The proposed development however anticipates the removal of some of the existing plantation to facilitate a public road connection to Confederation Street and to develop lots on both sides of the Bishop Court extension. A public road connection to Confederation Street for Phase 2 has always been identified and is a requirement of the Town. The plantation is in poor condition consisting of a combination of native and non-native species.</p> <p>In reviewing the Region's Natural Heritage Discussion Paper ("DP") and the draft mapping for the RNHS, it appears that the plantation has been identified as part of the RNHS. Some of the past criticism of the RNHS has been that it is based largely on a desk-top mapping exercise of (apparent) natural heritage features without any "ground-truthing" and/or study to examine the quality/significance of these features.</p>	<p>Regional staff has engaged with the consultant on the draft proposed Regional Natural Heritage System mapping in correlation with the historical development application. Regional staff will continue to engage with the landowner and consultant on the draft proposed Regional Natural Heritage System mapping through the next stage ROPA (Phase 3).</p>



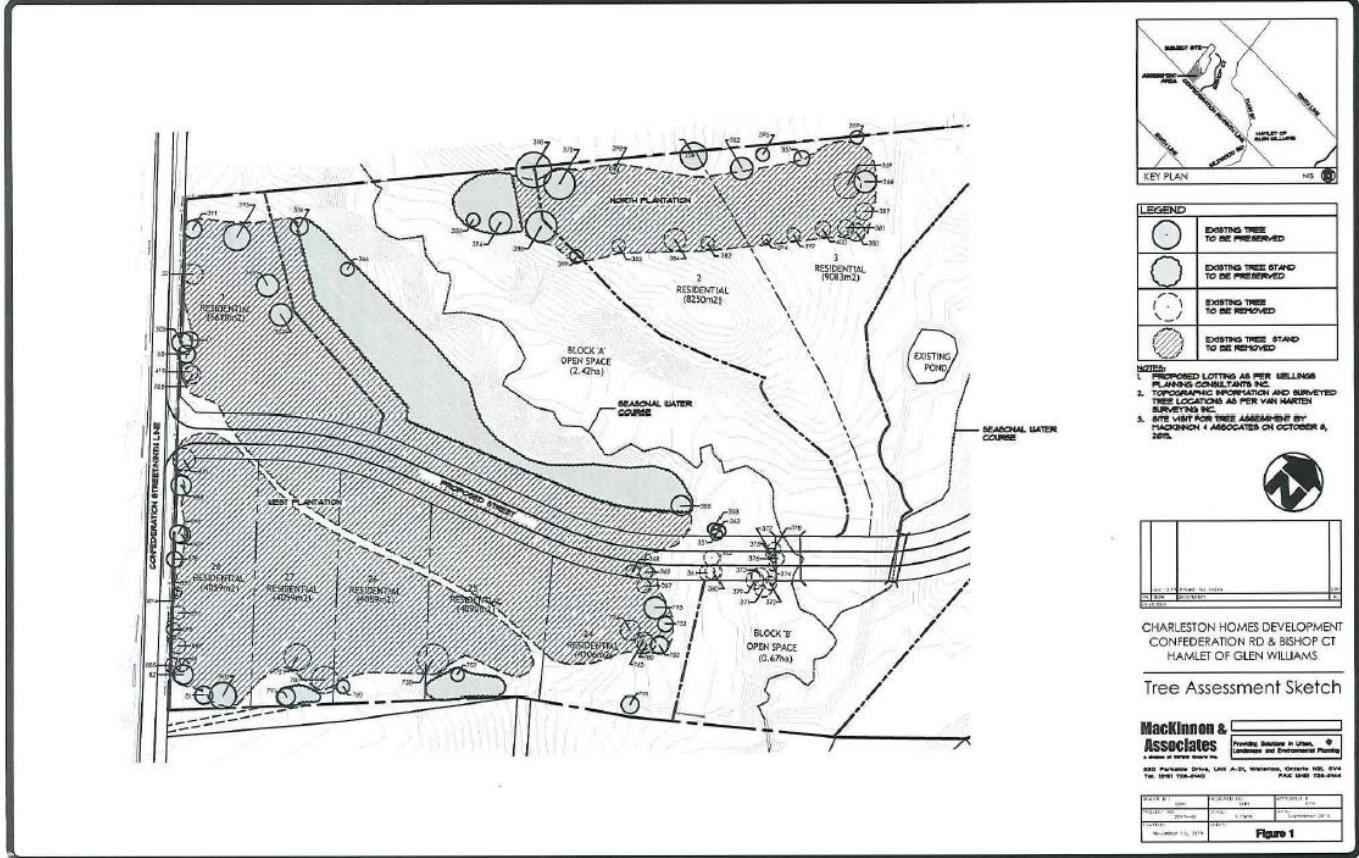
No.	Source	Submission	Response
		<p>In this case, the plantation may appear based on air photograph interpretation. to be a high-quality woodlot with a healthy tree canopy. However, actual field investigation proves otherwise. I have attached a Tree Assessment Report prepared by MacKinnon &amp; Associates dated November 13, 2019 that provides an assessment of the plantation. The plantation is described as tightly spaced with the interior portions "very poor to dead". The assessment also draws into question the long-term survival of the plantation.</p> <p>The DP provides a number on insightful observations. The DP indicates that through consultation, " . . . it was identified that there should be consideration for the quality of the woodland in the definition of significant woodlands." The DP also notes that if quality measures are considered, significant woodlands that presently meet the definition may no longer be considered significant due to the number of dead trees. We agree that an assessment of quality is critical for a balanced evaluation in establishing the significance of any natural heritage feature.</p> <p>Based on the enclosed Tree Assessment Report citing the poor quality of the plantation and its unlikely long-term survival, we do not believe the plantation should properly form part of the RNHS. We would ask to be notified moving forward of any further discussions involving the RNHS.</p> <p>Yours truly,  <b>WELLINGS PLANNING CONSULTANTS INC.</b></p> <p>Glenn Wellings, MCIP RPP</p> <p>c. Dan Tovey/Shelley Partridge/Leilani Lee-Yates, Region of Halton  Jeff Markowiak, Town of Halton Hills  Charlie Kuiken, Charleston Developments  Chris Matson, Matson Planning and Development Inc.  Aaron Hill, MacKinnon &amp; Associates</p> <p>November 13, 2019</p> <p>1404649 Ontario Ltd.  c/o Matson Planning and Development Inc.  2430A Bloor St. West  Toronto, ON M6S 1P9</p> <p><b>Attention: Mr. Chris Matson</b></p> <p>Dear Mr. Matson;</p> <p><b>Mr. Chris Matson</b>  <b>Re: Glen Williams Subdivision - Confederation Street and Bishop Court</b>  <b>Tree Assessment Report</b></p> <p>As requested, MacKinnon &amp; Associates completed an arboricultural review of two plantations on lands off of Confederation Street in Glen Williams, Halton Hills, proposed to be developed under a Draft Plan of Subdivision. Based on our review of the plantations and the available draft plan, we would offer the following:</p> <p><b>Introduction</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>The arboriculture assessment of the north and west plantations was conducted by Catherine Hodgins, ISA Certified Arborist, on October 8, 2019. Surveyed tree locations were picked up by Van Harten Surveying Inc. at the time of the arboriculture assessment. The area of the site under arboriculture review is adjacent to Confederation Street and extends approximately 320m into the site. It is primarily sloped terrain and comprised of two tree plantations, a naturalized meadow and seasonal water course. A level 2 basic visual assessment by foot at ground level only was used to collect data to determine tree preservation possibilities. Refer to Figure 1, Tree Assessment Sketch.</p> <p><b>Existing Condition of West Plantation</b></p> <p>The west plantation along Confederation Street consists of <i>Pinus strobus</i> (White Pine) and <i>Picea glauca</i> (White Spruce) and range in size from 15cm-50cm D.B.H. Trees are spaced approximately 1.8m apart in rows and the rows are spaced approximately 2.4m apart. Trees along the perimeter of the plantation are generally in fair condition facing the exterior of the plantation while the interior portion of those trees is very poor to dead. The interior plantation trees are generally in very poor to dead condition. Opportunistic species comprised mainly of <i>Juglans nigra</i> (Black Walnut) and <i>Populus sp.</i> (Poplar species) are located along the periphery of the plantation and in a small clearing in the northwest corner.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Image 1. View of west plantation looking northwest</p> </div> <div style="text-align: center;">  <p>Image 2. View of west plantation looking south east</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;">  <p>Image 3. Interior of west plantation</p> </div> <div style="text-align: center;">  <p>Image 4. Interior of west plantation</p> </div> </div> <p style="margin-top: 20px;"><b>Existing Condition of North Plantation</b></p> <p>The north plantation along the northwest property line consists of <i>Pinus strobus</i> (White Pine), <i>Picea pungens</i> (Colorado Spruce) and <i>Picea glauca</i> (White Spruce) and range in size from 25cm-55cm D.B.H. In this plantation the trees and rows are spaced approximately 1.8m apart. Trees along the perimeter of the plantation are generally in fair condition facing the exterior of the plantation while the interior portion of those trees is very poor to dead. The interior plantation trees are generally in very poor to dead condition. Opportunistic species such as <i>Prunus serotina</i> (Black Cherry) and <i>Acer negundo</i> (Manitoba Maple) are located along the north edge of the plantation.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<div data-bbox="677 249 1432 818" data-label="Image"> </div> <div data-bbox="1516 249 1942 818" data-label="Image"> </div> <div data-bbox="677 818 1059 848" data-label="Caption"> <p>Image 5. Exterior of north plantation</p> </div> <div data-bbox="1516 818 1889 848" data-label="Caption"> <p>Image 6. Interior of north plantation</p> </div> <div data-bbox="677 889 848 919" data-label="Section-Header"> <p><b>Methodology</b></p> </div> <div data-bbox="677 953 1401 1050" data-label="Text"> <p>Selected trees were tagged based on the following criteria:</p> <ul style="list-style-type: none"> <li>• Diameter at breast height of 10cm or more</li> <li>• Suitable for retention based on species and condition</li> </ul> </div> <div data-bbox="677 1084 1930 1145" data-label="Text"> <p>Data was collected for each tagged tree in the following categories (refer to Figure 2 for Existing Tree Inventory List):</p> </div> <div data-bbox="677 1151 1765 1306" data-label="List-Group"> <ul style="list-style-type: none"> <li>• Species (botanical name)</li> <li>• Diameter at breast height (DBH in cm)</li> <li>• Canopy diameter ( drip line in m)</li> <li>• Assessment of condition</li> <li>• Additional notes (structural issues, external evidence of disease, decay or insects, etc.)</li> </ul> </div> <div data-bbox="677 1340 1619 1467" data-label="List-Group"> <p>Assessment of condition criteria as follows:</p> <ol style="list-style-type: none"> <li>1. Good condition evaluated as above 75% alive, negligible structural issues.</li> <li>2. Fair condition evaluated as 50-75% alive, minor structural issues.</li> <li>3. Poor condition evaluated as below 50% alive, major structural issues.</li> </ol> </div> <div data-bbox="677 1568 826 1598" data-label="Section-Header"> <p><b>Discussion</b></p> </div> <div data-bbox="677 1628 1976 1759" data-label="Text"> <p>Both of the plantations observed are comparable in health and composition. Comprised of 2-3 species of tightly spaced conifers in fair to poor condition, they are at risk of disease and insect infestation and are expected to decline further over time. Disturbance of plantation edges will increase the risk of failure, as it will expose interior trees already in poor condition to more significant environmental stresses.</p> </div>	<div data-bbox="2004 278 2790 338" data-label="Text"> <p>Comments are acknowledged. Please see above for a detailed response.</p> </div>

No.	Source	Submission	Response
		<p>Of the trees deemed suitable for retention based on species and condition, Figure 1 illustrates those that can be potentially retained with the proposed draft plan development. It is also possible to preserve portions of the west and north plantations as sections occur in the open space block.</p> <p><b>Conclusions</b></p> <ol style="list-style-type: none"> <li>1. Preservation of the plantations as untouched natural features is not expected to be successful long term due to the current age, spacing and condition of the trees, lack of diversity in the species and corresponding risks of insect and disease infestation.</li> <li>2. Preservation of certain trees described in Figure 1, as well as sections of the plantations that lie within the proposed open space block is possible with the proposed Draft Plan of Subdivision.</li> <li>3. If preservation of portions of the plantation(s) is considered, areas to be cleared should include a buffer to residential lots, as the newly exposed interior trees will be at greater risk of failure.</li> </ol> <p>Yours truly,  <b>MacKinnon &amp; Associates</b></p> <p>Catherine Hodgins  ISA Certified Arborist ON-2258A  ISA Tree Risk Assessment Qualified</p> <p>Aaron Hill BLA, OALA  Landscape Architect</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
			<p>Comments are acknowledged. Please see above for a detailed response.</p>
4	<p>Roland and Marilyn Willis</p>	<p><b>October 30, 2020</b></p> <p>Submitted Electronically</p> <p>Mr. Curt Benson, MCIP, RPP          Director, Planning Services and Chief Planning Official          Region of Halton          1151 Bronte Road          Oakville ON          L6M 3L1</p> <p>Dear Mr. Benson:</p> <p><b>Re: Comments on Natural Heritage Discussion Paper          Roland and Marilyn Willis          5520 Sixth Line          Town of Milton          Our File No.: 2009/08</b></p>	<p>Regional Staff met with stakeholders on August 31, 2021. Regional staff requested to the landowner that a site visit be conducted to evaluate the natural areas on the property. Regional staff will continue to engage with the landowners on the Regional Natural Heritage System mapping through the next stage ROPA.</p>

No.	Source	Submission	Response
		<p>We are Planning Consultants for Roland and Marilyn Willis with respect to their property located at 5520 Sixth Line in the Town of Milton ("subject lands").</p> <p>The subject lands are approximately 41 .2 hectares (102 acres) in size and located on the west side of Sixth Line south of Britannia Road. Our client has owned these lands since 1996 and the lands have been in agricultural production for many decades. Our client has also participated in the Region's biosolids program and these lands have been injected with biosolids for approximately 30 years. The subject lands were planted in soybean this year.</p> <p>Our client has previously expressed concern regarding the identified Regional Natural Heritage System ("RNHS") on the subject lands through the ROPA 38 process. To provide background to assist Region staff, I have attached the following documents to this letter:</p> <ul style="list-style-type: none"> <li>• Executed Minutes of Settlement (MOS) between the Region of Halton and our client dated April 9, 2015 (<b>see Appendix 1</b>).</li> <li>• Correspondence from Ian Raul, Dillon Consulting to Perry Vagnini, Halton Region dated August 14, 2013 (<b>see Appendix 2</b>).</li> <li>• A memorandum to our client, Rollie Willis from Ian Raul dated June 11, 2015 (<b>see Appendix 3</b>).</li> </ul> <p>The MOS included as Appendix 1 resolved matters between our client and the Region with respect to ROPA 38. The MOS acknowledged that our client was at that time seeking refinements to the RNHS, and that the Parties (i.e. Region/Willis) agreed to revisit the appropriateness of RNHS refinements as part of the "Next Five-Year Review". The RNHS matters were essentially deferred under ROPA 38 to the next municipal comprehensive review which is now underway.</p> <p>Appendices 2 and 3 attached include correspondence prepared by Dillon Consulting in August 2013 and June 2015 providing an assessment of the RNHS on the subject lands. The Dillon findings identified concerns with respect to the mapped RNHS. More specifically, Dillon was of the opinion that Features A and B, as identified in their correspondence, should be removed from the RNHS, and that the limits of Features C and D should be appropriately refined. Dillon specifically noted that the northerly limit of Feature C is presently in crop production.</p> <p>The RNHS concerns raised by our client through the ROPA 38 process remain a concern today. We would ask that Region staff review the attached documents and re-examine the validity and/or extent of the RNHS on the subject lands.</p> <p>Please ensure we are notified of any further discussions involving the RNHS. Thank you.</p> <p>Yours truly,  <b>WELLINGS PLANNING CONSULTANTS INC.</b></p> <p>Glenn Wellings, MCIP RPP</p> <p>c. Dan Tovey/Leilani Lee-Yates, Region of Halton  Jill Hogan, Town of Milton  Roland and Marilyn Willis  Ian Roul, GeoProcess Research Associates</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>









No.	Source	Submission	Response
		<p><b>APPENDIX 1</b> <b>PL111358</b></p> <p><b>ONTARIO MUNICIPAL BOARD</b> Commission des affaires municipales de l'Ontario</p> <p>IN THE MATTER OF Subsection 17(36) of the <i>Planning Act</i>, R.S.O. 1990, c. P. 13, as amended</p> <p>Appellants: See Attachment "1" Subject: Proposed Official Plan Amendment No. 38 Municipality Regional Municipality of Halton O.M.B. Case No.: PL111358 O.M.B. File No.: PL111358</p> <p><b>MINUTES OF SETTLEMENT</b></p> <p>BETWEEN: THE REGIONAL MUNICIPALITY OF HALTON (hereinafter referred to as "<b>Halton Region</b>") - and - ROLAND WILLIS AND MARILYN WILLIS (hereinafter referred to as the "<b>Willis</b>")</p> <p><b>WHEREAS</b> in 2006 Council for Halton Region commenced a multi-year work plan called Sustainable Halton to bring the Regional Official Plan (the "<b>Plan</b>") into conformity with the Province's Growth Plan and other Provincial Plans and to conduct a five-year review_ of the Plan;</p> <p><b>WHEREAS</b> on December 16, 2009 Halton Region adopted Regional Official Plan Amendment No. 38 ("<b>ROPA 38</b>");</p> <p><b>WHEREAS</b> on November 24, 2011, the Minister of Municipal Affairs and Housing approved with modifications ROPA 38;</p> <p><b>WHEREAS</b> the Halton Region Federation of Agriculture ("<b>HRFA</b>") filed an appeal of ROPA 38, identified by the Ontario Municipal Board (the "<b>Board</b>") as appeal No. PL 111358 - 11 appealing certain parts of the Plan as modified by ROPA 38 as it relates to rural lands and agriculture;</p> <p><b>WHEREAS</b> the Willis did not file an appeal of ROPA 38 and are the owners of certain lands in the Town of Milton legally referred to as:</p> <p>a) Lot 4, Concession 6 and municipally known as 5520 Sixth Line (the "<b>Sixth Line Farm</b>") as shown on <b>Schedule "A"</b> attached hereto; and</p> <p>b) Lot 6, Concession 6 and municipally known as 6063 Fifth Line (the "<b>Fifth Line Farm</b>") as shown on <b>Schedule "B"</b> attached hereto;</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>




No.	Source	Submission	Response
		<p>and the Sixth Line Farm and the Fifth Line Farm (the "<b>Willis Lands</b>") are shown in a larger context on <b>Schedule "C"</b> attached hereto;</p> <p><b>WHEREAS</b> the Willis are concerned with the location of certain features identified as Regional Natural Heritage System ("<b>Regional NHS</b>") on the Willis Lands;</p> <p><b>WHEREAS</b> as a result of negotiations between the parties hereto (the "<b>Parties</b>"), the Parties have agreed to resolve the issues contemplated in these Minutes on the terms and conditions contained herein;</p> <p><b>NOW THEREFORE</b> the Parties in consideration of the mutual covenants set out below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:</p> <ol style="list-style-type: none"> <li>1. The Parties agree that the Fifth Line Farm is designated Urban Area and Regional NHS and that the Sixth Line Farm is designated Agricultural Area and Regional NHS in the Plan. All of the lands designated as Urban Area on the Fifth Line Farm are phased for development between 2021 and 2031 in accordance with Map 5 and relevant phasing policies in the Plan.</li> <li>2. The Parties acknowledge that the Willis are seeking refinements to the Regional NHS on the Willis Lands. The Parties acknowledge that the Willis have retained Dillon Consulting Limited ("<b>Dillon</b>") to conduct environmental analysis of the Willis Lands and that Dillon is in the process of conducting further environmental and scientific studies on the Willis Lands to assess the natural heritage system features and their ecological functions on the Willis Lands. The Parties acknowledge that certain preliminary reports by Dillon have been provided to Halton Region.</li> <li>3. The Parties agree that Section 116.1 of the Plan as approved by the Board and as set out in <b>Schedule "D"</b> hereto sets out an appropriate process to permit considerations of refinements without the need for an amendment to the Plan when lands are in a development process in an Urban Area. These refinements may include additions and deletions to the Regional NHS.</li> <li>4. In addition to the process set out in Section 116.1, the Parties agree that Halton Region has commenced the next statutory five-year review of the Plan in 2014 (the "<b>Next Five Year Review</b>"). Part of the Next Five-Year Review will consider the allocation of additional Urban Area lands within Halton Region to respond to the additional numbers provided to Halton Region under Amendment 2 to the Growth Plan (June 2013). Halton Region agrees to examine the appropriateness of refining the Regional NHS on the Willis Lands as part of the municipal comprehensive review conducted in the context of the Next Five-Year Review. Halton Region agrees that it has not made a determination as of the date of these Minutes as to whether refinements to the Willis Lands are appropriate in the context of the Next Five-Year Review.</li> <li>5. Upon execution of these Minutes, the Willis agree not to raise any site-specific issues or seek appellant, party or participant status at the ROPA 38 hearing. The Willis further agree to advise the Board that the Minutes are acceptable to them.</li> <li>6. Nothing in these Minutes shall be taken as an agreement or acknowledgement on the part of Halton Region that the Willis have standing as an appellant, party or participant in ROPA 38, or that it is appropriate for refinements to be recognized on the Willis Lands outside of the processes contemplated in paragraphs 3 and 4 of these Minutes.</li> </ol>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>7. Halton Region acknowledges and agrees that these Minutes are without prejudice to the Willis' ability to argue in any future Board hearing that the refinements to the Willis Lands are appropriate.</p> <p>8. The Parties recognize that Halton Region has no authority over additional requirements of provincial and federal jurisdictions, resulting from changes to environmental legislation or regulations or Board decisions that may affect the implementation of these Minutes.</p> <p>9. The Parties shall each bear their own costs in respect of all matters contemplated in these Minutes.</p> <p>10. Nothing in these Minutes shall prejudice, limit or preclude Halton Region from adopting a new Official Plan pursuant to the five-year review or other comprehensive process or prevent the Willis from appealing any such adoption or amendment subject to applicable rights of appeal.</p> <p>11 . The Parties agree that these Minutes address all of the terms and conditions of their agreement and that there are no other written or oral terms which amend or modify or otherwise affect the provisions of this agreement.</p> <p>12. The Willis agree that these Minutes shall bind its successors and assigns.</p> <p>13. The Parties acknowledge and agree that these Minutes may be executed by their solicitors, respectively, in counterpart, and if so executed, these Minutes shall be of force and effect as if executed by the Parties themselves.</p> <p>DATED this 9<sup>th</sup> day of April, 2015</p> <p>THE REGIONAL MUNICIPALITY OF HALTON, by its solicitors  ROLAND WILLIS  MARILYN WILLIS</p> <p><b>ATTACHMENT "1"</b></p> <p><b>List of Appellants</b></p> <p><b>ROPA 38 - OMB Case No. PL 111358</b></p> <ol style="list-style-type: none"> <li>1. 2220243 Ontario Inc.</li> <li>2. Catholic Cemeteries of the Diocese of Hamilton</li> <li>3. City of Brampton</li> <li>4. City of Burlington</li> <li>5. Clay Brick Association of Canada</li> <li>6. Conservation Halton</li> <li>7. Crosswinds Golf &amp; Country Club (1652152 Ontario Inc.)</li> <li>8. Don Johnson</li> <li>9. Georgetown Shopping Centres Limited</li> <li>10. Halton Region</li> <li>11. Halton Region Federation of Agriculture</li> <li>12. Holcim (Canada) Inc.</li> <li>13. Joseph H. Richardson</li> </ol>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>14. Ken Woodruff (Stop Escarpment Highway Coalition)  15. Local 707 CAW  16. Mattamy Development Corporation  17. Melrose Properties Inc. and Ironrose Investments Limited  18. Memorial Gardens Canada Limited  19. Milton Business Park II Landowners Group  20. Milton Phase 3 Landowners Group Inc.  21. Monte Carlo Inn (1071253 Ontario Limited)  22. Munn's United Church  23. Nelson Aggregate Co.  24. Newmark Developments Limited and Rosko Investment and Development Limited  25. North Oakville Community Builders Inc.  26. Oak-Land Ford Lincoln  27. Ontario Stone, Sand &amp; Gravel Association  28. Orlando Corporation  29. Paletta International Corporation and P&amp;L Livestock Limited  30. Region of Peel  31. Shipp Corporation Limited  32. South Georgetown Landowners Group  33. Southwest Georgetown Landowners Group  34. Sundial Homes (3rd Line) Limited and Sundial Homes (4th Line) Limited  35. Swiss Chalet (1137528 Ontario Limited)  36. Town of Halton Hills  37. Town of Milton  38. Trafalgar Golf and Country Club  39. Trebbiano Trail Development, Orianna Glen Homes Corp., Sempronia Estate Inc. and Albanella Development Ltd., Mil Con Four Britannia Developments Limited &amp; Mil Con Four Thomson Developments Limited, Trinison Management Corp. and Fieldgate Developments  40. TSI International Canada Inc.  41. United Parcel Services of Canada</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>Willis Family Farm - Fifth Line, Milton</b></p> <p><b>Schedule "A"</b>  Produced by Regional Municipality of Halton under License with the Ontario Ministry of Natural Resources @ Queen's Printer for Ontario 2013.  © Teranet Enterprise Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY.  K:\GIS Services\Internal \Planning Services \Planning Policy \Project \Sustainable Halton \SpecificProperties_Comments \Mxd</p> <p><b>Land Use</b></p> <ul style="list-style-type: none"> <li> Urban Phasing From 2021 to 2031</li> <li> Subject Property</li> <li> Roads</li> <li> Parcels</li> <li> Agricultural Rural Area</li> <li> Regional Natural Heritage System</li> <li> Urban Area</li> </ul> <p>0 55 110 220 330 440 Meters</p>  <p>Map: 11-2019</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>Willis Family Farm - 5520 Sixth Line, Milton</b></p> <p><b>Schedule "B"</b>  Produced by Regional Municipality of Halton  under License with the Ontario Ministry of Natural  Resources @ Queen's Printer for Ontario 2015.  © Teranet Enterprise Inc. and its suppliers. All  rights reserved. NOT A PLAN OF SURVEY.  K:\GIS Services\Internal \Planning Services  \Planning Policy \Project \Sustainable Halton  \SpecificProperties_Comments Wxd</p> <p><b>Legend</b></p> <p><b>Subject Property</b>  <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</p> <p><b>Urban Phasing From 2021 to 2031</b>  <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Urban Phasing From 2021 to 2031</p> <p><b>Roads</b>  <span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> Roads</p> <p><b>Parcels</b>  <span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Parcels</p> <p><b>Land Use</b></p> <p><span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Agricultural Rural Area</p> <p><span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Regional Natural Heritage System</p> <p><span style="background-color: #f0f0f0; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Urban Area</p> <p>0 85 130 250 390 520 Meters</p> 	<p>Comments are acknowledged. Please see above for a detailed response.</p>

**Schedule "C"**  
**5520 Sixth Line & 6063 Fifth Line - ROPA 38 Large Context**



K:\GIS Services\Internal\Planning Services\Planning Policy\Project\Sustainable Halton\Specific Properties\_Comments\Map\5520SixthLine\_W\5520Property.mxd

For Internal Use Only

Comments are acknowledged. Please see above for a detailed response.

## SCHEDULE "D"

PART III LAND STEWARDSHIP POLICIES  
LAND USE DESIGNATIONS Natural Heritage System  
Section 0

and complementary uses in the protection of the Regional Natural Heritage System in accordance with policies of the Agricultural System.

Approved 2014-11-28

116. The designation of lands in the Regional Natural Heritage System does not imply that they are open to the public nor that they will necessarily be purchased by a public agency.

Approved 2014-02-18

116.1 The boundaries of the Regional Natural Heritage System may be refined, with additions, deletions and/or boundary adjustments, through:

- a) a Sub-watershed Study accepted by the *Region* and undertaken in the context of an *Area-Specific Plan*;
- b) an individual Environmental Impact Assessment accepted by the *Region*, as required by this Plan; or
- c) similar studies based on terms of reference accepted by the *Region*.

Once approved through an approval process under the Planning Act, these refinements are in effect on the date of such approval. The *Region* will maintain mapping showing such refinements and incorporate them as part of the Region's statutory review of its Official Plan.

Approved 2014-11-28

116.2 Notwithstanding Section 116.1, within the North Oakville East Secondary Plan Area, the Regional Natural Heritage System will be delineated and implemented in accordance with Town of Oakville Official Plan Amendment No. 272.

116.3 Notwithstanding Section 116.1, within the North Oakville West Secondary Plan Area, the Regional Natural Heritage System will be delineated and implemented in accordance with the decision of the Ontario Municipal Board with respect to Town of Oakville Official Plan Amendment No. 289.

117. [Section number not in use.]

Approved 2014-02-18

117.1 Subject to other *policies* of this Plan, applicable policies of the Greenbelt Plan and Niagara Escarpment Plan, and applicable Local Official Plan *policies* and Zoning By-laws, the following uses may be permitted:

117.1(1). All types, sizes and intensities of *agricultural operations* except within

Comments are acknowledged. Please see above for a detailed response.

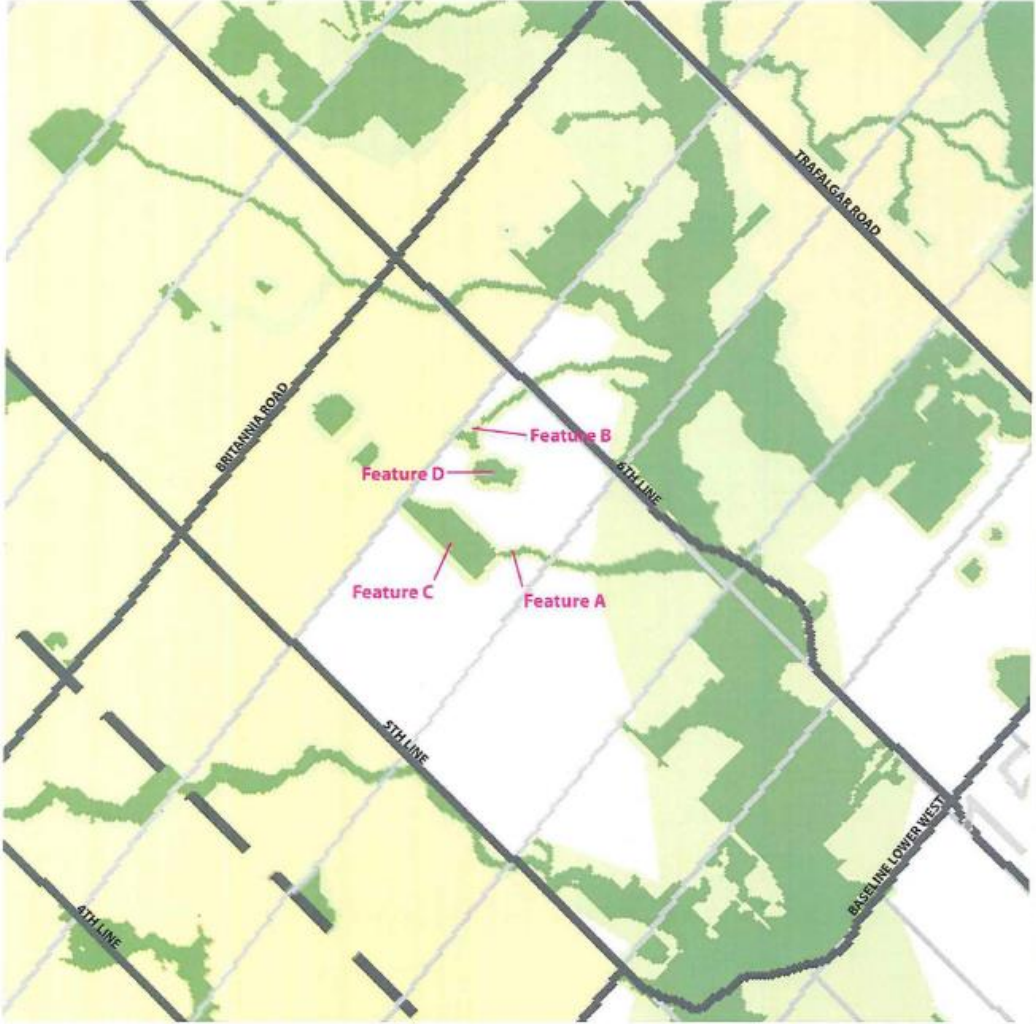
No.	Source	Submission	Response
		<p><b>APPENDIX 2</b></p> <p>August 14, 2013</p> <p>Mr. Perry Vagnini Halton Region 1151 Bronte Road Oakville, ON L6M 3L1</p> <p><b>Re: Review of the Lot 4, Concession 6 Property in Milton, Ontario</b></p> <p>Dear Mr. Vagnini:</p> <p>Dillon Consulting Limited (Dillon) was retained by the Willis Family Fruit Farm to conduct an environmental analysis of their lands located at Lot 4, Concession 6 in Milton, Ontario. This farm has been in use as part of the Willis Family Fruit Farm since it was acquired in 1996 and contains soils rated as Grade I. The farm has been injected with biosolids from the Region of Halton in May 2003, August 2009 and October 2012, and on previous occasions. The injection of biosolids was supervised by the Ministry of the Environment and by the Region of Halton.</p> <p>As part of this analysis, Dillon has reviewed the information provided on Map IG - Key Features within the Greenbelt and Regional Natural Heritage Systems. Upon review of Map IG, we observed four areas where 'Key Features' were either over represented on Map IG or were shown where no features were present. These are shown on the attached <b>Figure 1</b> as Features A through D. It appears that the delineation of 'Key Features' was based on air photo interpretation and features were identified that were not present during more detailed field studies. It should be noted that as recently as October 2012, the Region of Halton applied biosolids to areas that are shown on Map IG and the application was supervised by the Ministry of the Environment and the Region of Halton.</p> <p><b>Features A and B</b> appear on Map 1 G to be potential headwater features, while <b>Features C and D</b> appear to be terrestrial communities. The methods, analysis and result of the investigation are presented below.</p> <p><b>Features A and B</b></p> <p>Two potential headwater drainage features were evaluated using methods outlined in the Credit Valley Conservation (CVC) / Toronto and Region Conservation Authority (TRCA) <i>Evaluation, Classification and Management of Headwater Drainage Features Guidelines - DRAFT</i> (April 2013). In order to determine the hydroperiod of <b>Feature A and Feature B</b>, they were evaluated during two separate visits; the first occurring on July 5, 2013 (immediately after a 6mm rain event) and the second on August 8, 2013 (after one week of no rain). A spring freshet/rain event hydrological visit was not conducted due to timing restrictions; however, through discussions with the landowner it has been determined that both <b>Feature A and Feature B</b> convey flow for a limited period of time during spring freshet and during rain events. ...</p> <p><i>cont'd</i></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>







No.	Source	Submission	Response																							
		<p><i>Halton Region, Perry Vagnini</i>  Page 2  August 14, 2013</p> <p>A summary of the evaluation has been provided below in <b>Table 1</b>.</p> <p><b>Table 1: Summary of Feature Classification</b></p> <table border="1" data-bbox="873 499 1805 1594"> <thead> <tr> <th rowspan="2">Feature</th> <th colspan="2">STEP 1</th> <th>STEP 2</th> <th>STEP 3</th> <th>STEP 4</th> </tr> <tr> <th>Hydrology</th> <th>Modifiers</th> <th>Riparian</th> <th>Fish Habitat</th> <th>Terrestrial Habitat</th> </tr> </thead> <tbody> <tr> <td>Feature A</td> <td>Contributing – Ephemeral. -Flows only during spring freshet and rain events. -No flow during July and Aug. visits. -Soy crop planted through majority of feature.</td> <td>Most upstream area contains no crop.</td> <td>Crop</td> <td>Limited Functions – no fish or fish habitat present.</td> <td>Limited Functions – no terrestrial habitat present.</td> </tr> <tr> <td>Feature B</td> <td>Contributing – Ephemeral. -Flows only during spring freshet and rain events. -No flow during July and Aug. visits. -Soy crop planted through majority of feature</td> <td>Most upstream area (adjacent to the wetland) contains no crop.</td> <td>Crop</td> <td>Limited Functions – no fish or fish habitat present.</td> <td>Limited Functions – no terrestrial habitat present.</td> </tr> </tbody> </table> <p>...cont'd</p>	Feature	STEP 1		STEP 2	STEP 3	STEP 4	Hydrology	Modifiers	Riparian	Fish Habitat	Terrestrial Habitat	Feature A	Contributing – Ephemeral. -Flows only during spring freshet and rain events. -No flow during July and Aug. visits. -Soy crop planted through majority of feature.	Most upstream area contains no crop.	Crop	Limited Functions – no fish or fish habitat present.	Limited Functions – no terrestrial habitat present.	Feature B	Contributing – Ephemeral. -Flows only during spring freshet and rain events. -No flow during July and Aug. visits. -Soy crop planted through majority of feature	Most upstream area (adjacent to the wetland) contains no crop.	Crop	Limited Functions – no fish or fish habitat present.	Limited Functions – no terrestrial habitat present.	<p>Comments are acknowledged. Please see above for a detailed response.</p>
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Feature B	Contributing – Ephemeral. -Flows only during spring freshet and rain events. -No flow during July and Aug. visits. -Soy crop planted through majority of feature	Most upstream area (adjacent to the wetland) contains no crop.	Crop	Limited Functions – no fish or fish habitat present.	Limited Functions – no terrestrial habitat present.																					



No.	Source	Submission	Response
		<p><i>Halton Region, Penny Vagnini</i>  Page 3  August 14, 2013</p> <p><b>Feature A</b></p> <p><b>Feature A</b> flows from the woodlot located on the southern boundary of the property, in an eastern direction until it flows off of the property at the eastern fence line. Through personal communication with the landowner (July 5, 2013), this feature conveys flow during spring freshet and rain events. During both the July 5<sup>th</sup> and August 8<sup>th</sup> site visits, a small pool (approximately 3 m in length and 0.75 m wide; <b>Photo 2</b> and <b>Photo 5</b>) was observed directly downstream of the woodlot. The pooled area contained tadpoles &lt;luring the first visit and frogs during the second visit. The pool also contained benthic invertebrates such as <i>Chironomidae</i> (midge larvae), <i>Simuliidae</i> (black fly larvae) and <i>Culicidae</i> (mosquito larvae).</p> <p>Downstream of the pooled area, during both visits there was moist soil, but no flowing water. For approximately 15 m, downstream of the woodlot, the feature was dominated by reed canary grass (<i>Phalaris arundinacea</i>) which is indicative of wet soil conditions. After which, soy crop became the dominant vegetation throughout the feature (<b>Photo 3, 4, 7 and 8</b>). Downstream of the feature, a dry vegetated swale was observed on the adjacent property (<b>Photo 9</b>).</p> <p><b>Feature B</b></p> <p><b>Feature B</b> originates in the wetland located in the centre of the property, flows in a northeastern direction for approximately 100 m, where it begins to flow northeast until reaching a small corrugated plastic culvert at Sixth Line. Through personal communication with the landowner (July 5, 2013), this feature conveys flow during spring freshet and rain events. During both the July 5<sup>th</sup> and August 8<sup>th</sup> site visits there was no flow observed within the feature. The portion of the feature that runs southeast to northwest was dominated by reed canary grass, wild carrot (<i>Daucus carota</i>), Dandelion (<i>Taraxacum officinale</i>) and Plantain (<i>Plantago major</i>), which is indicative of disturbed sites (<b>Photo 11</b> and <b>Photo 15</b>). The remainder of the feature, which flows in a northeast direction contained soy beans throughout the entire length of the feature. There was no evidence of substrate or a defined watercourse (<b>Photo 13</b> and <b>Photo 16</b>). Downstream of the property; northeast of Sixth Line, the feature is more defined without crops growing within the apparent watercourse (<b>Photo 14</b> and <b>Photo 17</b>).</p> <p><i>Management</i></p> <p>Based upon the evaluation, <b>Feature A and Feature B</b> have a Contributing Hydrological Classification, based upon this classification, it is recommended that both <b>Features A and B</b> should be managed as "Mitigation - Contributing Function", which requires: ... cont'd</p> <p><i>Halton Region, Penny Vagnini</i>  Page 4  August 14, 2013</p> <ul style="list-style-type: none"> <li>• Replicate or enhance functions through enhanced lot level conveyance measures, such as well-vegetated swales (herbaceous, shrub and tree material) to mimic on-site wet vegetation pockets, or replicate through constructed wetland features connected to downstream;</li> <li>• Replicate on-site flow and outlet flows at the top end of system to maintain feature functions with vegetated swales, bioswales, etc.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p>If catchment drainage has been previously removed due to diversion of stormwater flows, restore lost functions through enhanced lot level controls (i.e. restore original catchment using clean roof drainage); • Replicate functions by lot level conveyance measures ( e.g. vegetated swales) connected to the natural heritage system, as feasible and/or Low Impact Development (LID) stormwater options.</p> <p><b>Features C and D</b></p> <p>A site visit was conducted on Friday, July 5th, 2013. The purpose of this visit was to confirm the presence/absence of natural heritage features within the study area, and to delineate the boundaries of natural features observed. Two treed areas, mapped as part of the Regional Natural Heritage System (shown as <b>Features C and D</b> on <i>Figure 1</i>), were observed on the subject property. Based on vegetation observed, soil moisture observed, and the presence of pooled/standing water, it was determined that both wooded areas are deciduous swamp communities. The swamp on the eastern side of the property (closest to Sixth Line) contains two natural pools of standing water and a third man-made, dug out farm pond, used for irrigation on-site. There is potential that these swamps provide habitat for wildlife, particularly amphibian breeding habitat. Wildlife observed within or adjacent to these communities include Green Frog (<i>Rana clamitans</i>), Mallard (<i>Anas platyrhynchos</i> ), Leopard Frog (<i>Rana pipiens</i>), Red-winged Blackbird, Raccoon (<i>Procyon lotor</i>), and Gray Squirrel (<i>Sciurus carolinensis</i> ).</p> <p>An extension of <b>Feature C</b> is mapped as part of the Regional Natural Heritage System. Based on a review of aerial photography, it appears as though this feature, located in the northwest corner of the subject property, is a meadow community. However, based on our site visit, it was confirmed that a natural feature does not exist within this portion of the subject property. Rather, this area is used for agriculture production, and soy beans were observed growing during our site visit.</p> <p>The limits of <b>Features C and D</b> were captured using a GPS and those files are available if required.</p> <p>... cont'd</p> <p><i>Halton Region, Penny Vagnini</i>  Page 5  August 14, 2013</p> <p><i>Summary</i>  In summary, on behalf of the Willis Family Fruit Farm, we request that the <b>Features A and B</b> be removed from Map I G due to the classification as 'Mitigation - Contributing Function'. These lands are generally under crop, they are regularly covered in sludge as part of the Halton Region biosolids program and they do not constitute natural heritage features. Further, we request that the limits of <b>Feature C</b> exclude the northern area which is entirely under crop. Finally, we request that <b>Features C and D</b> be accurately delineated according to the GPS files included with this letter.</p> <p>Yours sincerely,  <b>DILLON CONSULTING LIMITED</b>  Ian Roul, M.Sc.  Project Manager</p> <p>Attachs.  ITR:mrh  Our File: 13-8165</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p>The map displays a grid of roads including Britannia Road, Trafalgar Road, Baseline Lower West, and several STH Lines. Four natural heritage features are highlighted in green and labeled: Feature A, Feature B, Feature C, and Feature D. Feature A is a linear feature, while B, C, and D are more irregular shapes. A legend on the right side of the map area is titled 'NATURAL HERITAGE FEATURES FIGURE 1'. Below the legend is a scale bar (0 to 600 meters) and a north arrow. Metadata text includes: 'MAP DRAWING SUPERSEDES DATA PROVIDED BY NHA', 'MAP CREATED BY: CM', 'MAP CHECKED BY: IN', 'MAP PROJECTION: NAD 1983 UTM Zone 17N'. The Dillon Consulting logo is at the bottom left, and project details are at the bottom right: 'PROJ: 2071', 'STATUS: DRAFT', 'DATE: 6/13/2013'.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p data-bbox="717 264 851 290"><i>August 2013</i></p> <p data-bbox="1759 264 1836 290"><i>Page 1</i></p> <div data-bbox="717 344 904 536"> <p><b>Photo 1 – Feature A</b> facing east during spring conditions. May 18, 2013.</p> </div>  <div data-bbox="717 1080 904 1342"> <p><b>Photo 2 – Feature A;</b> photo taken just downstream of woodlot (facing east). Note small pooled area of water. July 5, 2013.</p> </div> 	<p data-bbox="2001 243 2784 304">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p data-bbox="702 258 832 284"><i>August 2013</i></p> <p data-bbox="1743 258 1821 284"><i>Page 2</i></p> <div data-bbox="702 344 873 520"> <p><b>Photo 3 – Feature A;</b> Just downstream of pool. Note soy crop. July 5, 2013.</p> </div>  <div data-bbox="702 1070 873 1366"> <p><b>Photo 4 – Feature A;</b> photo taken from eastern property line facing west. Healthy soy crop throughout feature. July 5, 2013.</p> </div> 	<p data-bbox="2007 304 2784 374">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p data-bbox="696 258 826 284"><i>August 2013</i></p> <p data-bbox="1734 258 1815 284"><i>Page 3</i></p> <div data-bbox="696 344 873 520"> <p><b>Photo 5 – Feature A;</b> pool just downstream of woodlot. Aug 8, 2013.</p> </div>  <div data-bbox="696 1080 873 1286"> <p><b>Photo 6 – Feature A;</b> Vegetation just downstream of pool. Facing east. Aug 8, 2013.</p> </div> 	<p data-bbox="2001 304 2784 370">Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p data-bbox="696 264 826 290"><i>August 2013</i></p> <p data-bbox="1743 264 1815 290"><i>Page 4</i></p> <div data-bbox="696 350 842 526"> <p><b>Photo 7 – Feature A;</b> Facing east towards property line. Aug 8, 2013.</p> </div>  <div data-bbox="696 1070 842 1272"> <p><b>Photo 8 – Feature A;</b> Facing west. Note soy crop throughout feature. Aug 8, 2013.</p> </div> 	<p data-bbox="2001 304 2784 370">Comments are acknowledged. Please see above for a detailed response.</p>




No.	Source	Submission	Response
		<p data-bbox="696 249 826 274"><i>August 2013</i></p> <p data-bbox="1765 249 1836 274"><i>Page 5</i></p> <div data-bbox="696 334 888 604"> <p><b>Photo 9 – Feature A;</b> facing east (downstream); dry vegetated swale on adjacent property. Aug 8, 2013.</p> </div>  <div data-bbox="696 1060 888 1270"> <p><b>Photo 10 – Feature B;</b> Spring conditions; facing southwest. May 18, 2013.</p> </div> <p data-bbox="1339 1104 1796 1141">Topographical Low North Side</p> 	<p data-bbox="2007 310 2784 374">Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p data-bbox="702 254 832 284"><i>August 2013</i></p> <p data-bbox="1752 254 1836 284"><i>Page 6</i></p> <div data-bbox="702 338 895 546"> <p><b>Photo 11 – Feature B;</b> Facing southeast towards wetland. July 5, 2013.</p> </div>  <div data-bbox="702 1064 895 1272"> <p><b>Photo 12 – Feature B;</b> facing southwest where feature turns. July 5, 2013.</p> </div> 	<p data-bbox="2007 308 2784 368">Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p data-bbox="699 252 832 282"><i>August 2013</i></p> <p data-bbox="1765 252 1852 282"><i>Page 7</i></p> <div data-bbox="699 338 895 546"> <p><b>Photo 13 – Feature B;</b> facing northeast, towards sixth line. July 5, 2013</p> </div>  <div data-bbox="699 1064 895 1272"> <p><b>Photo 14 – Feature B;</b> facing northeast, downstream of property. July 5, 2013</p> </div> 	<p data-bbox="2004 304 2784 370">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p data-bbox="696 252 826 278"><i>August 2013</i></p> <p data-bbox="1774 252 1855 278"><i>Page 8</i></p> <div data-bbox="696 334 842 536"> <p><b>Photo 15 – Feature B;</b> Facing southeast towards wetland. Aug 8, 2013.</p> </div>  <div data-bbox="696 1036 842 1237"> <p><b>Photo 16 – Feature B;</b> facing northeast, towards sixth line. Aug 8, 2013.</p> </div> 	<p data-bbox="2001 304 2787 370">Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p data-bbox="696 264 826 288"><i>August 2013</i></p> <p data-bbox="1743 264 1815 288"><i>Page 9</i></p> <div data-bbox="696 348 1827 1090"> <p data-bbox="696 348 864 560"><b>Photo 17 – Feature B;</b> facing northeast, downstream of property. Aug 8, 2013</p>  </div> <p data-bbox="665 1141 842 1165"><b>APPENDIX 3</b></p> <p data-bbox="665 1205 764 1229"><b>MEMO</b></p> <p data-bbox="665 1270 926 1294"><b>OUR FILE: 13-8165</b></p> <p data-bbox="665 1334 1961 1588">On April 10, 2015 Dillon Consulting Limited (Dillon) conducted a site visit to assess two Headwater Drainage Features located on Lot 4, Concession 6 in Milton, Ontario. The purpose of the site visit was to fulfill a survey during the spring freshet time period in order to assess and classify the hydrology of a headwater feature (HDF) as per the Credit Valley Conservation (CVC) / Toronto and Region Conservation Authority (TRCA) <i>Evaluation, Classification and Management of Headwater Drainage Features Guidelines - DRAFT</i> (April 2013). The information gathered during this assessment is intended to be used as supplementary information to the previous HDF assessment work conducted by (Dillon) in 2013 and described in the August 14, 2013 letter to Mr. Penny Vagnini of Halton Region.</p> <p data-bbox="665 1628 1961 1685">On April 9, 2015 approximately 11.4mm of rain fell in the area with an additional 3 mm on April 10, 2015. There was no rain during the assessment.</p> <p data-bbox="665 1725 801 1749"><b>Feature A</b></p>	<p data-bbox="2007 308 2784 364">Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p>At the time of the site visit, flow was being conveyed through this feature in an easterly direction from the woodlot located on the southern boundary of the property, until flowing off of the property at the eastern fence line (<b>Photo 1 to Photo 4</b>). The water depth ranged from ~37 mm Gust downstream of the woodlot, to ~ 10 mm (mid-property) and then to ~29 mm (at the eastern fence line). The wetted width ranged from ~1.5 to 4 m in some sections, with the flow generally characterized as sheet flow and channel definition observed only directly downstream of the woodlot and at the eastern boundary fence line. The feature was observed to continue to flow onto the adjacent property (<b>Photo 4</b>).</p> <p><b>Feature B</b></p> <p>At the time of the site visit, sheet and braided flow was observed throughout the undefined feature until reaching Sixth Line, where the flow exits the property and continued on the adjacent property. In the area adjacent to Feature D (the wetland), there was an area where water was observed to be pooled (<b>Photo 6</b>). Downstream of this pooled area the feature was predominately braided in nature until approaching Sixth Line where the flow was characterized as sheet flow. The average depth of the feature was 10 mm with the wetted width ranging from 0.5 m to 4 m (<b>Photo 5 to Photo 10</b>).</p> <p><b>Summary</b></p> <p>Overall, the findings of the April 2015 field work are consistent with how the features were described based on the 2013 field work. The results of this assessment do not change the recommended management or classification outlined in the August 14, 2013 letter to Mr. Peny Vagnini of Halton Region.</p> <p><b>Attachment 1 Photographic Record</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p data-bbox="699 252 808 278"><i>June 2015</i></p> <p data-bbox="1734 252 1811 278"><i>Page 1</i></p> <div data-bbox="699 332 885 574"> <p><b>Photo 1 – Feature A</b> facing east from woodlot, during spring assessment period. April 10, 2015.</p> </div>  <div data-bbox="699 1078 885 1340"> <p><b>Photo 2 – Feature A;</b> facing west from mid-point of feature, during spring assessment period. April 10, 2015.</p> </div> 	<p data-bbox="2004 302 2781 372">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p data-bbox="693 258 801 284"><i>June 2015</i></p> <p data-bbox="1743 258 1821 284"><i>Page 2</i></p> <div data-bbox="693 344 873 641"> <p><b>Photo 3 – Feature A;</b> facing southwest from mid-point of feature, during spring assessment period. April 10, 2015.</p> </div>  <div data-bbox="693 1070 873 1393"> <p><b>Photo 4 – Feature A;</b> facing east at fenceline at eastern property boundary, during spring assessment period. April 10, 2015.</p> </div> 	<p data-bbox="2004 304 2784 370">Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p data-bbox="693 258 808 284"><i>June 2015</i></p> <p data-bbox="1752 258 1836 284"><i>Page 3</i></p> <div data-bbox="693 338 873 727"> <p><b>Photo 5 – Feature B;</b> Facing southwest from starting point of feature during spring assessment period - indicating no drainage from this direction. April 10, 2015.</p> </div>  <div data-bbox="693 1084 873 1352"> <p><b>Photo 6 – Feature B;</b> facing easterly towards Feature D, during spring assessment period. April 10, 2015.</p> </div> 	<p data-bbox="2001 304 2784 370">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p data-bbox="693 258 811 284"><i>June 2015</i></p> <p data-bbox="1759 258 1846 284"><i>Page 4</i></p> <div data-bbox="693 338 873 671"> <p><b>Photo 7 – Feature B;</b> facing northeast (downstream) toward Sixth Line, from start of feature during spring assessment period. April 10, 2015.</p> </div>  <div data-bbox="693 1074 873 1346"> <p><b>Photo 8 – Feature B;</b> facing northeast toward Sixth Line, during spring assessment period. April 10, 2015.</p> </div> 	<p data-bbox="2007 304 2784 370">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p data-bbox="696 254 801 278"><i>June 2015</i></p> <p data-bbox="1743 260 1815 284"><i>Page 5</i></p> <div data-bbox="696 338 873 667"> <p><b>Photo 9 – Feature B;</b> facing southwest (upstream) from near Sixth Line; during spring assessment period. April 10, 2015.</p> </div>  <div data-bbox="696 1070 873 1306"> <p><b>Photo 10 – Feature B;</b> facing northeast at Sixth Line, during spring assessment period. April 10, 2015.</p> </div> 	<p data-bbox="2007 304 2784 370">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
5	Building Industry and Land Development Association (BILD)	<p><b>November 12, 2020</b></p> <p>Mr. Curt Benson            Director of Planning Services and Chief Planning Official            Region of Halton            1151 Bronte Rd            Oakville, ON            L6M 3L1</p> <p>Dear Mr. Benson,</p> <p><b>RE: Region of Halton Official Plan Review – Preliminary Comments</b></p> <p><i>The Building Industry and Land Development Association is the voice of the home building, land development and professional renovation industry in the Greater Toronto Area. The building and renovation industry provides \$33 billion in investment value and employs 271,000 people in the region. BILD is proudly affiliated with the Ontario and Canadian Home Builders' Associations.</i></p> <p>On behalf of our Halton Chapter members, the Building Industry and Land Development Association would like to take this opportunity to thank the Region for the continued engagement throughout the undertaking of the Regional Official Plan Review (ROPR) process. We acknowledge and appreciate our ongoing discussions that have allowed industry stakeholders to provide feedback on the process so far specifically as it relates to the Region's five key-themed technical discussion papers. In this regard, we look forward to our upcoming Halton Chapter meeting on November 16th to discuss the newest supplemental discussion paper regarding the City of Burlington's UGC and MTSA designations.</p> <p>In the interim, we would like to submit this correspondence to you with the purpose of providing our support to communications previously submitted by the MP4 West Landowners Group Inc., MP4 Trafalgar Landowner Group Inc., the Southwest Georgetown Landowners Group Inc., and the North Oakville Community Builders Inc. that have been attached for your reference below. The sentiments provided within these submissions echo the principles of the BILD Halton Chapter, specifically in relation to the following recommendations that were formed after thorough review of the following papers:</p> <p><b>Natural Heritage Discussion Paper</b></p> <ol style="list-style-type: none"> <li>1. The recommendation that any approach to implementing the Natural Heritage System for the Growth Plan must preserve the policy structure and content applicable to Settlement Area in order to ensure appropriate permissions that recognize urban uses;</li> <li>2. The recommendations outlining Minimum Buffers, the Buffer Refinement Framework, and 30m Buffers;</li> <li>3. The recommendation that it is preferred that the Natural Heritage System and Water Resource Systems be addressed in separate policies;</li> <li>4. The recommendations that if mapped at a regional scale, floodplains should be an overlay and policies should clearly permit modifications to floodplains based on site-specific studies and that Erosion hazards should not be included in regional mapping;</li> <li>5. The recommendation that through the next phase of the ROPR, consideration should be given to reviewing the definition of woodlands and significant woodlands to include quality, woodland changes over time and the MNRF Renewable Energy guidelines;</li> <li>6. BILD would also like to recognize the Region's acknowledgment regarding the incorrect mapping and continued reflection of Provincial mapping. We recommend that the Region should engage with the</li> </ol>	<p><b>Response to Regional Urban Structure Discussion Paper</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>Response to Natural Heritage Discussion Paper</b></p> <p>This Policy Directions Report sets out broad policy approaches to address issues that have been considered in the Regional Official Plan Review to date and indicate how they can be reflected in policy development in future Amendments to the Regional Official Plan. The policy directions set out in this Report are based on the research and analysis and public engagement program that has been undertaken thus far. The Policy Directions Report will describe key areas where changes to the Regional Official Plan are proposed.</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.</p> <p>Regional staff notes the following in regards to BILD's responses to the Discussion Questions from the Natural Heritage Discussion Paper presented in Appendix D 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</li> </ul>

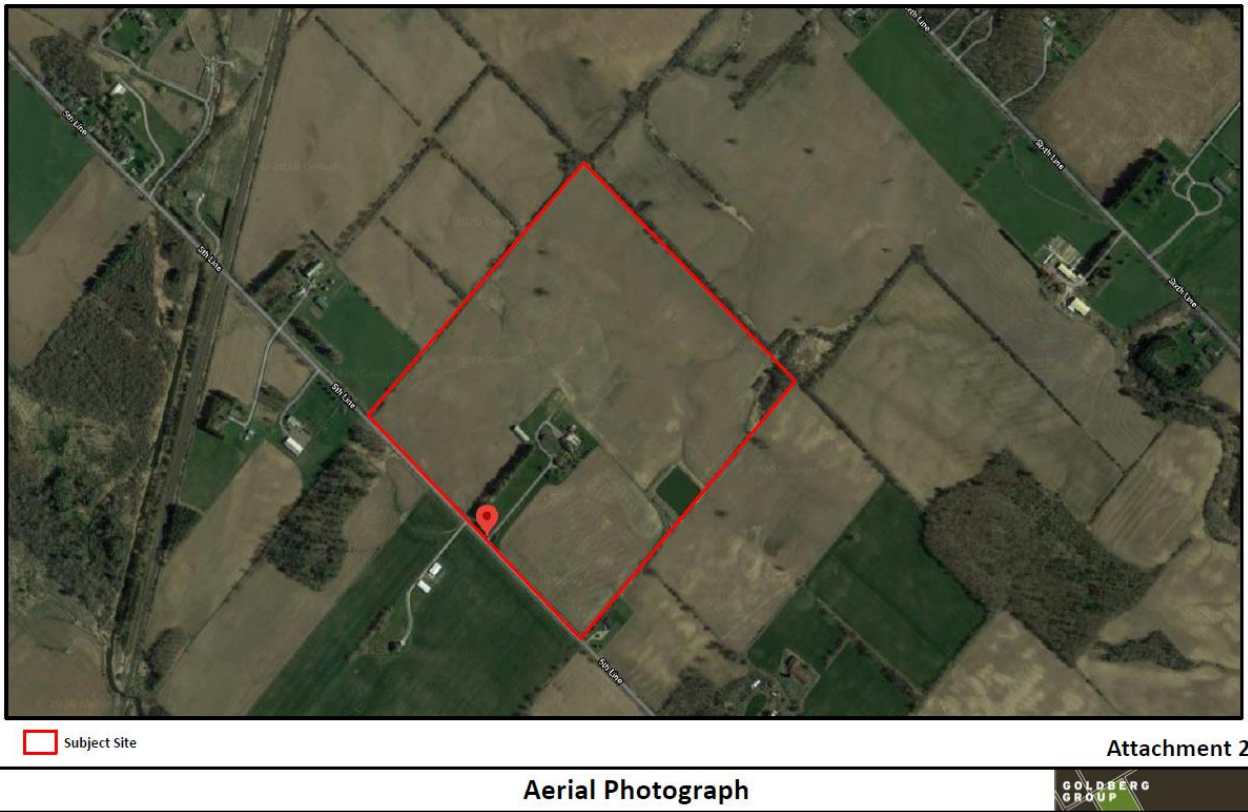
No.	Source	Submission	Response
		<p>Province to rectify the acknowledged mapping errors rather than waiting for the Province to address this. It is important to note, that by reflecting incorrect mapping adds a layer of uncertainty within the process.</p> <p><b>Regional Urban Structure Discussion Paper</b></p> <ol style="list-style-type: none"> <li>1. The recommendation of having local municipal determination of corridors and nodes, including the application of minimum density targets;</li> <li>2. The recommendation that the ROP should not identify additional strategic nodes or pre-determine their function and density for local areas ahead of local planning;</li> <li>3. The recommendation that the Regional Official Plan (ROP) needs to be grounded on a sound economic development strategy that identifies the type of employment that can realistically be attracted to the Region together with their land and locational needs;</li> <li>4. The recommendation that the Region should provide flexibility in the policies of the ROP to ensure that a mix of uses can be achieved as determined through local context and policy, including local commercial uses;</li> <li>5. The recommendation that the Region needs to revise and update their growth considerations to 2051;</li> <li>6. The recommendation that the Region should not implement any modifications to the minimum Designated Greenfield Area density target;</li> <li>7. The recommendation that consideration should be given where there are opportunities to provide for public parks outside of the urban boundary, greater flexibility should be considered in Regional policies to address the need for parkland given the challenges to accommodate large park areas within the Settlement Areas.</li> </ol> <p>Please note that as this process continues to unfold BILD will remain involved and when needed will provide additional submissions for your consideration.</p> <p>As your community building partners, we look forward to a continued positive and transparent working relationship as this review continues. In this regard, we trust you will find our comments helpful and should you have any questions please do not hesitate to contact the undersigned.</p> <p>Sincerely,  <b>Victoria Mortelliti, BURP.I</b>  Planner, Policy &amp; Advocacy  BILD</p> <p>CC: Kevin Singh, BILD Halton Chapter Co-Chair  Shane Cooney, BILD Halton Chapter Co-Chair  Jason Sheldon, BILD Vice Chair  Paula J. Tenuta, BILD  ROPR Project Team  BILD Halton Chapter Members</p> <p><b><i>This submission was accompanied by an attachment which can be found in Part 7. The attachment includes detailed comments on the discussion paper questionnaires and supporting technical analysis.</i></b></p>	<p>and Plans and direct Local Municipalities to include policies and mapping in their Official Plans;</p> <p>More fulsome details are available in the Policy Directions Report.</p>
6	10503 Fifth Line Inc.	<p><b>December 3, 2020</b></p> <p>Regional Municipality of Halton</p>	<p>Regional staff met with Ms. Janice Robinson, MCIP, RPP, and the landowner on January 15, 2021, to discuss the Natural Heritage</p>

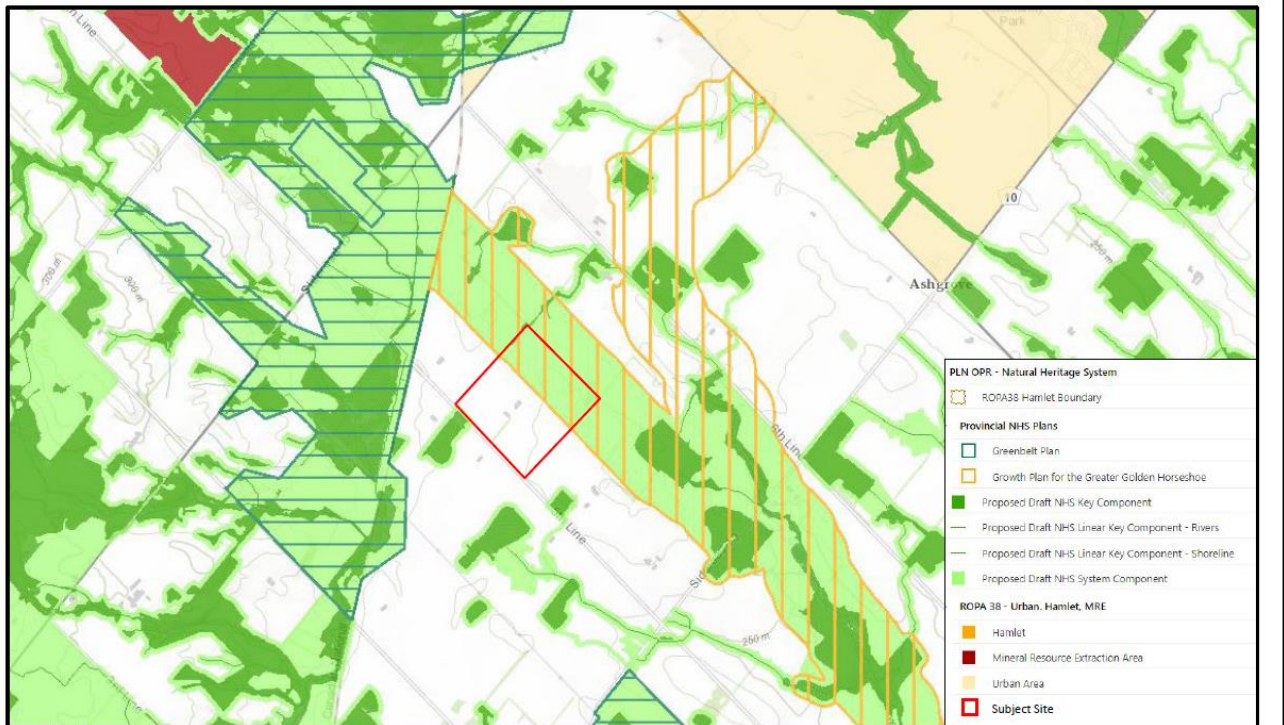
No.	Source	Submission	Response
		<p>Halton Regional Centre 1151 Bronte Road Oakville, Ontario L6M 3L1</p> <p>Attention: Mr. Curt Benson, MCIP, RPP, Director of Planning Services and Chief Planning Official</p> <p>Dear Mr. Benson:</p> <p><b>RE: Regional Official Plan Review 10503 Fifth Line West, Town of Halton Hills</b></p> <p>We are the planning consultants for 10503 Fifth Line Inc., the owner of lands located on the east side of Fifth Line West, between 1 O Side Road and 15 Side Road (the "subject site"). The subject site is approximately 41.3 ha in size and is currently used for agricultural purposes. <b>Attachment 1</b> is the site survey and location and <b>Attachment 2</b> is an aerial photograph of the subject site, which is occupied by a dwelling, two farm buildings and cultivated farm fields. We have reviewed the Natural Heritage Discussion Paper and related mapping prepared as part of the Regional Official Plan Review ("ROPR") and have concerns regarding the mapping as it relates to the subject site.</p> <p>We understand that the ROPR mapping incorporates Natural Heritage System ("NHS") mapping of the provincial Growth Plan for the Greater Golden Horseshoe ("Growth Plan"), which is to be incorporated as an overlay into the ROP to achieve conformity with provincial policies and mapping, subject to refinements that may occur at the Regional level as part of the initial implementation exercise. The proposed ROP NHS mapping is on <b>Attachment 3</b>, which shows the rear portion of the subject site that is approximately 200 m width as "Proposed Draft NHS System Component". The owner also retained Palmer Environmental Consulting Group to assist with evaluation and consideration of the implications of the proposed ROPR mapping. We understand that the intent of the proposed NHS designation is to achieve a Regional Linkage that would be 300 to 400 m in width, however, we question the rationale for choosing this location because it is devoid of natural features that would be characteristic of an NHS or otherwise support a linkage function. This was reflected in previous ROP mapping (<b>Attachment 4</b>) which indicates a complete absence of any natural feature designations.</p> <p>We are interested in meeting with Regional staff to discuss the appropriate options for incorporating the provincial mapping into the ROP as described in sections 3.3 and 5.3 of the Discussion Paper. Based on discussions between Palmer and Region staff (Leilani Lee-Yates), it was determined that there has already been some refinement to the provincial NHS mapping that is reflected in the proposed ROPR mapping. We want to explore options for further refinements to this mapping, which may include eliminating the planned linkage or relocating it to coincide with existing natural features, such as in the area west of Fifth Line. If that is not possible, we would seek to minimize the width of the planned linkage through policy language that allows the Regional linkage function to be fulfilled in an efficient but ecologically sound manner. This may include discussion regarding Regional NHS policies to achieve some flexibility on implementation in the future, such as permitting compatible uses within the NHS (e.g. nature trails in municipal parkland in conjunction with provision of the Regional linkage). The concept of using land efficiently is a policy theme in both the Growth Plan and the Provincial Policy Statement and we are suggesting that the policies for Regional linkages could provide for the efficient use of land while also achieving the planned ecological function.</p>	<p>System Mapping for the Growth Plan (Growth Plan NHS) on the property. The subject property is partly overlain by the Growth Plan NHS which appears to be a linkage, as determined by the geometry of the NHS as well as the underlying natural cover. This linkage would provide an important north-south Regional connection as part of the Sixteen Mile Creek and Black Creek watersheds. The subject property was part of the broader review of the Growth Plan NHS in Halton Region. The review did not identify any circumstances on the subject property which warranted a revision to the Growth Plan NHS, based on the guidance provided in the Technical Report.</p> <p>With respect to incorporating the Growth Plan mapping, Policy Direction NH-1 recommends incorporating new mapping and policies in the Regional Official Plan that implement the new Natural Heritage System for the Growth Plan. In 2017, the Growth Plan was updated to include policies on the Natural Heritage System for the Growth Plan. In 2018, draft mapping of this system was released by the Province and the mapping of this system has been verified by the Region. Through the Regional Official Plan Review, refinements to the Natural Heritage System Growth Plan were requested by the Region to better align it with the Regional Natural Heritage System mapping, and exclude Natural Heritage System 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"). This new mapping and the associated policy framework now need to be implemented in the Regional Official Plan.</p> <p>Further, Policy Direction NH-3, recommends harmonizing the mapping and policies for the Greenbelt Natural Heritage System and the Growth Plan Natural Heritage System to create a Provincial Natural Heritage System. As the Growth Plan Natural Heritage System 2017 and the current Greenbelt Plan Natural Heritage System 2020 are required to be identified in the Regional Official Plan, and both systems are similar and identify the same key natural heritage features, key hydrologic features, and vegetation protection zones, it is being recommended that where possible, the policies for the two provincial natural heritage systems should be combined in an effort to reduce duplication and complexity. Where there are policy discrepancies that cannot be rectified, a clear geographical reference should be included to ensure the policy is only applied in the required Natural Heritage System.</p> <p>It is important for the Regional Natural Heritage System to remain separate and distinct from the Provincial Natural Heritage Systems as it is not subject to these Plans, but rather receives direction from the Provincial Policy Statement, 2020.</p>

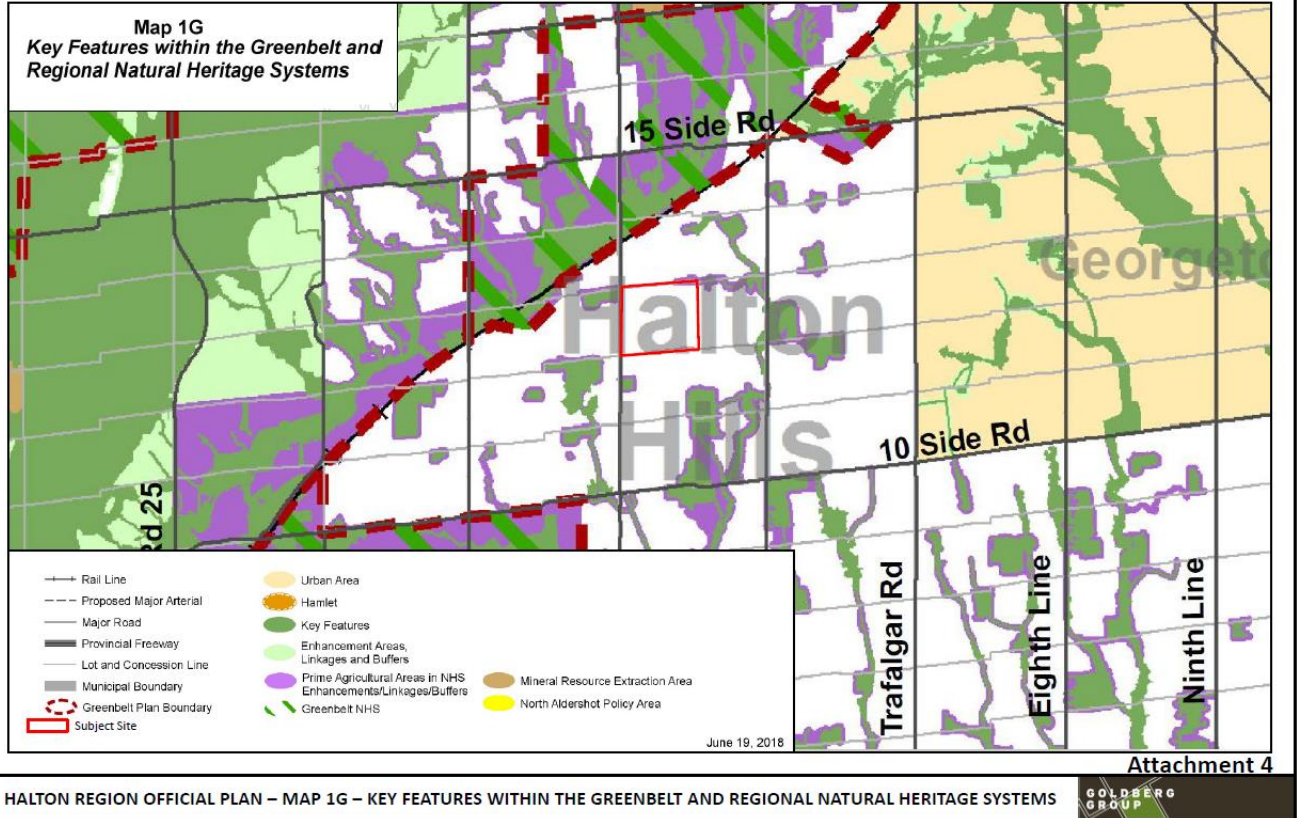
No.	Source	Submission	Response
		<p>We understand that the subject site is not designated for development in the near future but want to ensure that any updated land use designations and policies constitute good planning and are appropriate for the future when urban growth extends to include the subject site.</p> <p>We would appreciate if you would provide us with a date for further discussion regarding this matter. In the meantime, if you have any questions or require additional information, please do not hesitate to contact me.</p> <p>Yours truly,</p> <p><b>GOLDBERG GROUP</b></p> <p>Janice Robinson, MCIP, RPP Senior Associate</p> <p>Cc: Adam Goldstein, 10503 Fifth Line Inc.</p> <p>Attachments:</p> <p>Attachment 1 : Site Survey Attachment 2: Aerial Photograph of 10503 Fifth Line, Halton Hills Attachment 3: Proposed ROP NHS Mapping Attachment 4: Previous ROP Mapping</p>	<p>This policy direction aligns with the feedback received from consultation on the Natural Heritage Discussion Paper that the preferred mapping approach for the Growth Plan Natural Heritage System was to harmonize it with the Greenbelt Plan Natural Heritage System to create a Provincial Natural Heritage System. This approach would simplify policies, create a more streamlined approach, and still allow for flexibility of unique policy approaches in the Regional Natural Heritage System.</p>

No.	Source	Submission	Response
		 <p data-bbox="1019 1036 1392 1070">CONTEXT MAP WITH SURVEY</p> <p data-bbox="1796 995 1951 1030">Attachment 1</p> <p data-bbox="1752 1036 1877 1070">GOLDBERG GROUP</p>	<p data-bbox="2001 304 2790 370">Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		 <p data-bbox="693 953 823 977">Subject Site</p> <p data-bbox="1734 959 1880 983">Attachment 2</p> <p data-bbox="1184 995 1407 1024">Aerial Photograph</p> <p data-bbox="1696 999 1790 1032">GOLDBERG GROUP</p>	<p data-bbox="2001 274 2784 338">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p>The map displays a geographical area with various planning designations. A red square highlights the 'Subject Site'. Other features include green hatched areas for 'Proposed Draft N-HS Key Component', orange hatched areas for 'Growth Plan for the Greater Golden Horseshoe', and yellow areas for 'Urban Area'. A legend in the bottom right corner defines these symbols. The map is titled 'Regional Official Plan Review - Draft Mapping' and 'Attachment 3'. Logos for Halton and GOLDBERG GROUP are also present.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p>Map 1G Key Features within the Greenbelt and Regional Natural Heritage Systems</p> <p>June 19, 2018</p> <p>Attachment 4</p> <p>HALTON REGION OFFICIAL PLAN – MAP 1G – KEY FEATURES WITHIN THE GREENBELT AND REGIONAL NATURAL HERITAGE SYSTEMS</p> <p>GOLDBERG GROUP</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
7	Christian Galinski	<p><b>December 1, 2020</b> VIA Email From: Christian Galinski</p> <p>This must be stopped immediately... this will set up a horrible precedent as we are already losing rare species and green space at a progressively alarming rate. Doug Ford is simply a civil SERVANT that will be just a memory BUT our natural environment will be devastated that took thousands of years to become what it is at present. This must be stopped, using all legal maneuvers possible as they are doing the same. It is known that Doug Ford (on record) has promised a "big chunk of green space" to developers that will come in, remove, and move onwards elsewhere, leaving our natural environment irreversibly damaged/stolen for a small group of individuals... reprehensible.</p> <p>Please all of you together help save what is left of OUR natural (rare) environment. I will await your responses and plans to halt this issue in a timely manner.</p> <p>Sincerely, Christian Galinski</p> <p><a href="https://www.realtor.ca/real-estate/22275927/1761-old-waterdown-road-burlington">https://www.realtor.ca/real-estate/22275927/1761-old-waterdown-road-burlington</a></p>	<p>Regional staff note this particular property is located within North Aldershot. This area of Burlington is located outside of the urban area and the policies of the Regional Official Plan and Burlington Official Plan only permit very limited development in this area. This area is not intended for urban development.</p> <p>Development in Halton and Burlington is guided by the <a href="#">Regional Official Plan</a> and <a href="#">Burlington Official Plan</a> and a development application is required to meet the policies of these Plans.</p> <p>The Region is currently undertaking a review of the policies in North Aldershot as part of its Regional Official Plan Review (ROPR). As part of our review, we are looking to confirm a vision for this area and we have been engaging with the public through discussion papers and surveys. Some of the options are profiled in the Discussion Paper on the North Aldershot Planning Area found here: <a href="https://www.halton.ca/Repository/North-Aldershot-Discussion-Paper">https://www.halton.ca/Repository/North-Aldershot-Discussion-Paper</a> (pdf).</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</p>

No.	Source	Submission	Response
			<p>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>
8	Manaman Group	<p>December 8, 2020</p> <p>Region of Halton Legislative &amp; Planning Services – Community Planning 1151 Bronte Rd Oakville, ON L6M 3L1 Attention: Curt Benson, MCIP, RPP Director, Planning Services and Chief Planning Official</p> <p><b>Re: Regional Official Plan Review Discussion Papers Comment Letter The Manaman Group</b></p> <p>Mr. Benson,</p> <p>On behalf of the Manaman Group, please accept our comments on the latest Regional Official Plan Review Discussion Papers. The Manaman Group owns lands in Milton along the Trafalgar Corridor and Tremaine Road, including:</p> <ul style="list-style-type: none"> <li>• 7446 Trafalgar Road</li> <li>• 5320 Trafalgar Road</li> <li>• 6440-Eighth Line</li> <li>• 0 Tremaine Road Con 1 Part of Lot 4</li> <li>• 0 Tremaine Road Con 1 Lot 5</li> <li>• 5501 Tremaine Road</li> <li>• 5515 Tremaine Road</li> <li>• 5600 Tremaine Road</li> <li>• 5605 Tremaine Road</li> </ul> <p>The following provides comments related to three of the Region’s five Discussion Papers including Natural Heritage, Rural and Agricultural &amp; Regional Urban Structure.</p> <p><b>NATURAL HERITAGE DISCUSSION PAPER</b> As required by the Growth Plan, the new Natural Heritage System for the Growth Plan (NHSGP) mapping and policies must be incorporated into the Regional Official Plan. The discussion paper speaks to simplifying the multiple approaches to the Natural Heritage System. We agree that this approach may be appropriate in the rural area where multiple Provincial approaches apply. However, it is inappropriate to apply Provincial policies applicable to rural lands in an urban settlement area. Settlement Areas need to address and balance a variety of objectives within a finite land area and should be subject to specific and</p>	<p><b>Response to Rural and Agriculture:</b></p> <p>The updating of policies in the Regional Official Plan related to Agricultural Impact Assessments is reflected in RAS-4.</p> <p><b>Response to Natural Heritage:</b></p> <p>With respect to the Natural Heritage System for the Growth Plan, Policy Direction NH-3 recommends harmonizing the mapping and policies for the Greenbelt Natural Heritage System and the Growth Plan Natural Heritage System to create a Provincial Natural Heritage System. As the Growth Plan Natural Heritage System 2017 and the current Greenbelt Plan Natural Heritage System 2020 are required to be identified in the Regional Official Plan, both systems are similar and identify the same key natural heritage features, key hydrologic features, and vegetation protection zones, it is being recommended that where possible, the policies for the two provincial natural heritage systems should be combined to reduce duplication and complexity. Where there are policy discrepancies that cannot be rectified, a clear geographical reference should be included to ensure the policy is only applied in the required Natural Heritage System. Policy Direction NH-7 recommends updates to the policies and mapping that will build on the existing comprehensive Regional Natural heritage System policy framework. With regards to establishing buffers, feedback received through consultation identified the need to provide clarification on how linkages, enhancements to key features, and buffers are established. It is recommended that a guideline is prepared to build on the existing Regional Official Plan policy framework and the definitions for linkages, buffers, and enhancements to key features. It 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. Finally, with respect to floodplains, Policy Direction NH-5 recommends updating and enhancing existing policies in the Regional Official Plan on Natural Hazards to be consistent with and conform to Provincial Policies and Plans. Accordingly, it is recommended that a new “Natural Hazards” section of the Regional Official Plan introduce natural hazards policies that are consistent with the Provincial Policy Statement, 2020, and Provincial Plans, and direct the Local</p>

No.	Source	Submission	Response
		<p>different set of policies. The Greenbelt and Growth Plan NHS policies applicable in rural areas should not apply. We strongly believe that the delineation of the NHS should be based on findings from scientific studies and technical fieldwork conducted at the local level, and not broad stroked non-scientific approach based on aerial photographs or maps.</p> <p>Further, buffers should not be pre-determined and minimums should not be established at the ROP level without first studying the type and sensitivity of specific natural heritage features, the type of adjacent land use, and identification of other mitigative measures, etc., that can only be addressed in detail through area-specific or site-specific studies.</p> <p>Lastly, floodplains should only be an overlay mapping of natural hazards when mapped at a regional scale.</p> <p><b>RURAL AND AGRICULTURAL SYSTEM DISCUSSION PAPER</b>  Agricultural Impact Assessments (AIA) are an appropriate tool to assess impacts and mitigation measures in a number of instances referred to in the ROP including for expansions of Settlement Area boundaries. However, an AIA should not be required once lands are within a Settlement Area boundary.</p> <p><b>URBAN STRUCTURE DISCUSSION PAPER</b>  The Growth Plan, Region of Halton Official Plan and Town of Milton Official Plan all define Major Transit Station Areas (MTSA's) as the 500-800 metre radius or 10-minute walking distance from a Major Transit Station. We believe that the final delineation of the MTSA's must reflect and adhere to this fundamental principle.  Please feel free to contact me directly should you have any questions or require any further information.</p> <p>Sincerely yours,  <b>KORSIAK URBAN PLANNING</b>  Jacob Kaven, MES, RPP  Encl.</p> <p>Copy: Louis Man, Manaman Group</p>	<p>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><b>Response to Urban Structure:</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>
9	Limeside Burlington Inc.	<p>P-1224  <b>December 18, 2020</b></p> <p>Regional Municipality of Halton  Planning Services Department  1151 Bronte Road  Oakville, Ontario  L6M 3L1</p> <p><b>Attention: Mr. Curt Benson, MCIP, RPP  Director and Chief Planning Official</b></p> <p><b>Re: Halton Region Official Plan Review Limeside (Burlington) Inc. c/o DG Group  Part of Lots 2 &amp; 3, Concession 2  (Former Township of Flamborough)</b></p> <p>Dear Mr. Benson:</p>	<p>With respect to the Natural Heritage System for the Growth Plan, as per Policy 4.2.2.2 of the Growth Plan 2020, the Region must now incorporate the Natural Heritage System for the Growth in the Official Plan. Policy Direction NH-3 recommends harmonizing the mapping and policies for the Greenbelt Natural Heritage System and the Growth Plan Natural Heritage System to create a Provincial Natural Heritage System. As the Growth Plan Natural Heritage System 2017 and the current Greenbelt Plan Natural Heritage System 2020 are required to be identified in the Regional Official Plan and both systems are similar and identify the same key natural heritage features, key hydrologic features, and vegetation protection zones, it is being recommended that where possible, the policies for the two provincial natural heritage systems should be combined to reduce duplication and complexity. Where there are policy discrepancies that cannot be rectified, a clear geographical reference should be included to ensure the policy is only applied in the required Natural Heritage System.</p>

No.	Source	Submission	Response
		<p>KLM Planning Partners Inc. represents Limeside (Burlington) Inc. c/o DG Group which owns lands on both sides of King Road in the North Aldershot area of the City of Burlington.</p> <p>Further to our verbal submission at the public meeting held on Wednesday November 18, 2020, we note the North Aldershot Area – Discussion Paper dated June 2020 and prepared by Meridian Planning identifies my clients lands on Figure 16 as “Natural Heritage System for the Growth Plan”. Also as noted at the public meeting, the same lands are designated as “Infill Residential” in the current North Aldershot Secondary Plan within the City of Burlington Official Plan.</p> <p>Our client continues to object to the re-designation of these lands to “Natural Heritage System for the Growth Plan”. In our respectful submission, the “Infill Residential” designation should continue to apply along with the development permissions that are currently afforded to this property via the existing land use designation.</p> <p>We would be happy to meet with staff to discuss our concerns and furthermore, we continue to request notification of any decision related to this matter.</p> <p>Yours truly,</p> <p><b>KLM PLANNING PARTNERS INC.</b> Keith MacKinnon, BA, MCIP, RPP Partner</p> <p>cc. Darren Steedman – DG Group</p> <hr/> <p>P-1224</p> <p><b>June 15, 2021</b></p> <p>Chair Carr and Regional Council Planning Services Department 1151 Bronte Road Oakville, Ontario L6M 3L1</p> <p><b>Attention: Chair Carr and Regional Council</b></p> <p><b>Re: Halton Region Official Plan Review Limeside (Burlington) Inc. c/o DG Group Part of Lots 2 &amp; 3, Concession 2 (Former Township of Flamborough)</b></p> <p>Dear Chair Carr and Regional Council:</p> <p>KLM Planning Partners Inc. represents Limeside (Burlington) Inc. c/o DG Group which owns lands on both sides of King Road in the North Aldershot area of the City of Burlington.</p>	<p>It is important for the Regional Natural Heritage System to remain separate and distinct from the Provincial Natural Heritage Systems as it is not subject to these Plans, but rather receives direction from the Provincial Policy Statement, 2020.</p>

No.	Source	Submission	Response
		<p>Further to our earlier submission at the public meeting held on Wednesday November 18, 2020 along with our written submission made on December 18, 2020, we wish to continue to impress upon that our clients lands which continue to be shown as “Natural Heritage System for the Growth Plan” and “Natural Heritage System”, while currently designated as “Infill Residential” in the current North Aldershot Secondary Plan within the City of Burlington Official Plan, should continue to remain designated as such.</p> <p>Our client continues to object to the re-designation of these lands to “Natural Heritage System for the Growth Plan” and “Natural Heritage System”. In our respectful submission, the “Infill Residential” designation should continue to apply along with the development permissions that are currently afforded to this property via the existing land use designation.</p> <p>We would be happy to meet with staff to discuss our concerns and furthermore, we continue to request notification of any decision related to this matter.</p> <p>Yours truly,</p> <p><b>KLM PLANNING PARTNERS INC.</b> Keith MacKinnon, BA, MCIP, RPP Partner</p> <p>cc. Darren Steedman – DG Group cc. Alexa-Rae Valente -DG Group</p>	
10	Sheldon Intelligence Agency	<p><b>Friday, December 18, 2020</b></p> <p>Rick Reitmeier Senior Planner - Planning Services, Halton Region ROPR - Rural and Agricultural Systems</p> <p>cc. Kelly Cook Senior Planner, City of Burlington</p> <p>Dear Rick,</p> <p>I was delighted to learn that the matter I'd like to address in the ROPR falls in your mandate, for I clearly remembered that I enjoyed a beneficial conversation with you previously.</p> <p>I contacted you in 2009/10 after the Burlington Airpark began its ungoverned landfill operation and was surrounding my rural property on three sides with its formation of new, 2-story hills of fill that were adversely impacting my land, not the least with severe flooding and runoff.</p> <p>My letter to you today will somewhat regurgitate the consequences of the airpark's fill operation, but solely with an ROPR focus.</p> <p>I own the 7.65 acres defined as 5199 Appleby Line in rural north Burlington. My property fronts onto Appleby Line and is surrounded on its other three sides by the airpark. As you are aware, the airpark is a private, commercial, non-agricultural operation consisting of runways, hangars, fuel storage, assorted building structures, as well as the aforementioned landfill which remains wholly untested despite positive results for serious contamination in several instances.</p>	<p>Concerns over the quality of land for prime agricultural uses are addressed through the land base refinement process undertaken by the Region with the Province. As stated in Policy Direction RAS-1, three mutually exclusive land use designations are recommended. The designation of these lands is based on LEAR studies conducted by the Region and an additional LEAR study by the Province. Determination was based on several factors including soil type, current farming on the land, farm infrastructure, lands adjacent, topography, and border alignment with neighbouring municipalities where possible. Justification to reclassify these lands other than prime agricultural lands can be provided to the Province and staff continue to pursue this option through the land base refinement process.</p>

No.	Source	Submission	Response
		<p>To this point, my property cannot support a viable agricultural operation—and the “prime agricultural area” designation by the Region in the draft ROPR places unnecessary constraints on my full use and enjoyment of my land. Therefore, I am asking the Region to remove this designation with a specific review and consideration of the exceptional position my property is in because of its surrounding land conditions and usage which impact it.</p> <p>Rick, I understand this designation has also been applied by the Province, but that the Region could be in a position to correct this by its awareness of the unique situation my property has been put in—an awareness that the Province may not have.</p> <p>I’ve been made aware that there is a process now in place at the Region to discuss refinement of the approved uses of my property, and this is the premise of my letter to you.</p> <p>Would you please advise me of the next steps we can take together to make this refinement happen? I’m thinking an onsite visit to document the reality a map doesn’t show might be a good starting point?</p> <p>Wishing you the merriest of Christmases, the best of '21, and my kindest regards,</p> <p>Barbara Sheldon</p>	
11	Keith Rasmussen	<p><b>December 19, 2020</b></p> <p><a href="#">Appendix 1: Discussion Section</a></p> <p>We would welcome your feedback on options discussed around the Natural Heritage System in Halton. Here is a summary of reflection questions posed throughout the discussion paper. Please take a moment to answer these questions and provide your valuable insight into these issues:</p> <ol style="list-style-type: none"> <li>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?</li> </ol> <p><b>Option 1: Provide separate frameworks for each NHS</b></p> <ol style="list-style-type: none"> <li>2. RNHS policies were last updated through ROPA 38. Are the current goals and objectives for the RNHS policies still relevant/appropriate? How the can ROP be revised further to address these goals and objectives?</li> </ol> <p><b>Add a goal: “to maintain or increase the area of NHS relative to the total area of the Region”.</b></p> <ol style="list-style-type: none"> <li>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?</li> </ol> <p><b>I like both existing definitions (but entrenched together like option 3 of Q. 1). However the VPZ should be a minimum, with additional measures in response to findings of EIA or Watershed study whenever the Regional council requires this, either in response to public request or staff recommendation.</b></p>	<p><b>Rural and Agriculture:</b></p> <p>Comments are appreciated and reflected in the policy directions outlined in this response. Support for designating prime agricultural lands as a separate land use designation is reflected in RAS-1. Support for agricultural-related uses and on-farm diversified uses are reflected in RAS-2. Furthermore, this submission’s comments on climate change are reflected by the fact that these uses must be limited in size and scale to the operation while acknowledging that the increase in opportunities for farms to remain viable allows farmers to continue playing an important role as stewards of the ecological function on these lands. Comments are reflected in Policy Direction RAS-3 where Regional Staff are recommending permitting cemeteries in rural lands but restricted from prime agricultural lands, clearly restricting this use from being permitted in prime agricultural areas. As per Policy Direction RAS-4, it is recommended that the Regional Official Plan policies implement the direction of the Provincial Plans and guidelines, and should specify the requirement for an Agricultural Impact Assessment for any proposed development that removes land from Prime Agricultural Areas. Comments on when AIAs should be required are appreciated and will continue to be considered in phase 3 of the ROPR. Comments regarding the permission of special needs housing outside of urban areas are reflected in Policy Direction RAS-5, which suggests directing them to rural lands. Further conditions will be explored during phase 3 of the ROPR.</p> <p><b>Natural Heritage:</b></p>



No.	Source	Submission	Response
		<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><i>My preference would be option 3.</i></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 ROP?</p> <p><i>Option 1: Combine the NHS and WRS if possible.</i></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><i>I support all 5 suggested goals. ROP policies must support and enhances existing Programs and Goals to preserve Nat. Her. Including forest and waterfront. The ROP should not only address ways to mitigate the EFFECTS of climate change, but also address the need for retarding climate change.</i></p> <p>7. Should the ROP incorporate objectives and policies to support/recognize the Cootes to Escarpment EcoPark System?</p> <p><i>Yes</i></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><i>Regions should develop similar ROP requirements in all adjacent areas overlapping SPPs. If necessary, the Province should direct regions to do this.</i></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><i>No response provided</i></p> <p>10. How can Halton Region best support the protection and enhancement of significant woodlands, through land use policy?</p> <p><i>Other factors besides Provincially defined “Quality” should be considered in consideration of Significant Woodlands. E.g. the size of the area and the charcter/habitat should be considered where non-native trees are involved. Include dead/dying/removed trees which provide not only habitat, but contribute to regeneration.</i></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><i>No response provided</i></p>	<p>With regards to Growth Plan mapping, Policy Direction NH-1 has been proposed, which recommends incorporating new mapping and policies in the Regional Official Plan that implement the new Natural Heritage System for the Growth Plan. Through the Regional Official Plan Review, refinements to the Natural Heritage System Growth Plan were requested by the Region to better align it with the Regional Natural Heritage System mapping, and exclude Natural Heritage System Growth Plan from lands within settlement area boundaries in Halton. With regards to a Water Resource System, the Region is proposing Policy Direction NH-4, which recommends incorporating new policies and mapping in the Regional Official Plan that implements a Water Resource System. The Water Resource System will be based on the definition provided in the Growth Plan with detailed policy direction focused around key hydrologic features and key hydrologic areas and more details provided as necessary. Preserving natural heritage remains a key component of Halton’s planning vision, thus Policy Direction NH-10, recommends introducing a new policy in the Regional Official Plan that requires the Region to develop a Halton Region Natural Heritage Strategy. The purpose of this strategy would be to identify the actions and initiatives that need to be undertaken to achieve a sustainable and natural environment. Finally, with regards to Source Protection Plans and Woodlands, Policy Direction NH-9, which suggest updating the Regional Official Plan to include policies that conform to the three Source Protection Plans that apply in the Region and Policy Direction NH-8, which recommends updating the Regional Plan to address the quality of a woodland in the determination of the significance of woodlands.</p>

No.	Source	Submission	Response
		<p data-bbox="668 243 1112 274">Appendix 2 – Discussion Questions</p> <p data-bbox="668 304 1961 405">We would love to have your feedback on options discussed around the Rural and Agricultural System in Halton. Here is a summary of reflection questions posed throughout the discussion paper. Please take a moment to answer these questions and provide your valuable insight into these issues:</p> <p data-bbox="668 435 913 465"><i>1. Mapping options</i></p> <p data-bbox="668 465 1908 526"><i>A. Should the updated ROP designate prime agricultural areas with a separate and unique land use designation?</i></p> <p data-bbox="668 526 1759 556"><i>B. Are there any additional pros and cons that could be identified for any of the options?</i></p> <p data-bbox="668 556 1370 586"><i>C. Do you have a preferred mapping option? If so, why?</i></p> <p data-bbox="668 626 758 657">A: Yes</p> <p data-bbox="668 657 739 687">B: ??</p> <p data-bbox="668 687 1898 747">C: I prefer the new map option 3 (similar to my comment in NHS discussion, and more permanent). However I do agree the current mapping system and policy is reasonably suitable and effective.</p> <p data-bbox="668 788 997 818"><i>2. Agriculture-related uses</i></p> <p data-bbox="668 818 1961 878"><i>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?</i></p> <p data-bbox="668 878 1858 909"><i>B. What additional conditions or restrictions should be required for any agriculture-related uses?</i></p> <p data-bbox="668 909 1889 939"><i>C. Should some uses only be permitted in the Rural Area as opposed to Prime Agricultural Lands?</i></p> <p data-bbox="668 979 758 1010">A: Yes</p> <p data-bbox="668 1010 1945 1110">B: Must not impact climate change, must not impact or be detrimental to adjacent NHA, and must not prevent future return to Prime Agricultural Area. Scale is important too, e.g. large composting or biogas plants are not suitable. C: Perhaps it would be good to make that distinction.</p> <p data-bbox="668 1141 1006 1171"><i>3. On-farm diversified uses</i></p> <p data-bbox="668 1171 1930 1231"><i>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?</i></p> <p data-bbox="668 1231 1867 1262"><i>B. What additional conditions or restrictions should be required for any on-farm diversified uses?</i></p> <p data-bbox="668 1262 1961 1393"><i>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?</i></p> <p data-bbox="668 1433 1205 1463">A: Yes, as outlined in the discussion paper.</p> <p data-bbox="668 1463 1106 1493">B: I like the suggestion of licensing.</p> <p data-bbox="668 1493 873 1524">C: No comment</p> <p data-bbox="668 1564 1473 1594"><i>4. To what extent should the updated ROP permit cemeteries in:</i></p> <p data-bbox="668 1594 864 1624"><i>A) Urban areas</i></p> <p data-bbox="668 1624 857 1655"><i>B) Rural areas</i></p> <p data-bbox="668 1655 1006 1685"><i>C) Prime agricultural areas</i></p> <p data-bbox="668 1685 1908 1745"><i>Explain the criteria e.g. factors that are important to you, that should be considered when evaluating cemetery applications for each?</i></p>	<p data-bbox="2004 274 2784 334">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>I don't think new cemeteries (or expansions of existing cemeteries) should ever be permitted on Prime Agricultural areas.</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>I think it would be good if an AIA was explicitly required, particularly in any case of removing or re-designating Prime Agricultural Area.</p> <p>6. Should the requirements for an AIA be included in any other new or existing ROP policies?</p> <p>I think AIA should be a requirement for any non-agricultural use including renewable energy projects and commercial or institutional use.</p> <p>7. Should special needs housing be permitted outside of urban areas and under what conditions?</p> <p>Yes, to a limited extent, but the scale is important, e.g. no more than 2 to 4 hectares, and AIA should be required.</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>No response provided</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
12	Bert Andrews	<p><b>Tuesday, January 5, 2021 VIA Email</b></p> <p>Good Morning</p> <p>Is there much thought given to the vision of Halton Region in Year 2100?          What will Canada, Ontario and Halton Region Look Like in Year 2100?          Will our Canadian and Local Food Supply be Healthy and Preserved both today and every day for our families between now and Year 2100?          Is our Best Farmland in Halton being used or plans are in place for it to be developed for industrial and urban uses in the future?          The answer is "YES"          There is lots of Poor Farmland in Halton and Ontario. Can there not be some trade off where less than good food producing soil is used for Development and the best soil remains for growing food to year 2100 and beyond.</p> <p>When Official Plans are developed, how much weight is given to studies on preserving Local Food Supplies to the year 2100? Please check your local Farmers' Markets to see how many local farmers are attending. Are there or should there be more encouragement to have Universities Study and Report on our Local and Ontario soil and food production needs to the year 2100?</p>	<p>Regional staff appreciates the submission and suggestion of thinking food production planning until 2100. While this timeframe is outside the scope of the Regional Official Plan Review, the idea of preserving the best land for agricultural purposes remains a high priority for Halton Region through the ROPR process and the given timeframe by the province to consider land use. This is reflected in Policy Direction RAS-1 where Regional Staff are recommending distinct land use designation for prime agricultural land, where the permitted uses are preserved for agricultural purposes. Coupled with RAS-2, permissions will include agricultural-related uses and on-farm diversified uses. These two policy directions preserve the best farmlands by designating them as prime agricultural areas as determined by Regional and Provincial LEAR studies and help preserve agricultural operations by enabling farm operators to diversify and augment their farm income, which contributes to farm viability.</p>

No.	Source	Submission	Response
		<p>Why do we not see the long term local food supply needs? There is only one way that local farmers can compete in the market place. That is by preserving the best soil or farmland, one which will give the highest yields and most healthy crops. Are we preserving the best soil in our Official Plans? How does Halton Region prioritize the need for preserving the best soil or farmland?</p> <p>Regards, Bert Andrews Andrews Crops Inc.</p> <hr/> <p><b>Monday, January 11, 2021</b> VIA Email</p> <p>Good Morning Just received this morning from Nancy a new release from OFA regarding Farmland Preservation. Please see below my release on January 5<sup>th</sup> regarding Farmland Preservation. Is there a particular person at Halton Region who is the Go To person regarding Farmland Preservation? Very long term planning for our society needs to be underway on this matter. If anyone would like a copy of the OFA release, please let myself or someone else know and we will forward a copy.</p> <p>Regards, Bert</p> <p>January 11, 2021</p> <p><b>OFA urges farmland preservation to maintain demand for locally sourced food</b> <i>By Peggy Brekveld, President, Ontario Federation of Agriculture</i></p> <p>The value of local Ontario food goes beyond the amazing taste of DeBruin’s Greenhouse tomatoes, Thunder Oak cheese and My-Pride Farm veal – a few of my local favourites. It is also about the importance of food security, its economic impact and our regional identity. To have local food, we need farmers and growers to take on the challenge of raising crops and livestock. We also need to quote our licence plate slogan, “Places to Grow” in Ontario. The importance of farmland preservation and long-term land use planning has been highlighted in our current pandemic.</p> <p>The COVID-19 health crisis has forced the world to press pause on our normally busy lives and re-evaluate what is most important as a society. Amid challenging obstacles brought on by the pandemic, consumers now more than ever before are looking to source locally grown produce, meats and dairy products. This newfound demand for local has proven its longevity. However, for Ontario farmers to maintain the supply the demand for local products, farmland needs to be preserved and urban sprawl contained. Long-term land use planning needs to focus on protecting agricultural land to ensure we have the resources available to continue producing food for the future. Otherwise, we’re left asking the question, where will Ontario source its food products from in years to come.</p> <p>The Ontario Federation of Agriculture (OFA) believes that agricultural land is a finite and shrinking resource we require in order to effectively produce food, fibre and fuel. Urban sprawl has threatened the sustainability and viability of our sector for decades. To put the problem into perspective, from 1996-2016, Ontario lost 1.5 million acres of farmland to development, at a daily rate loss of 175 acres per day. According to OMAFRA’s 2016 census data, the average Ontario farm is 249 acres with many of our</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

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		<p>farms being family-owned and operated. Our province loses an average of five farms per week to development in an effort to keep pace with Ontario's growing population.</p> <p>When the pandemic first hit, the main concern amongst Ontarians was that our food supply chain would collapse, resulting in shortages and skyrocketed prices for consumers. Our sector rose to the challenge and proved that Ontario's agri-food supply chain is strong and resilient. At OFA's 2020 virtual annual meeting, Premier Doug Ford identified how important the agri-food sector is to the provincial economy and how instrumental the industry will be for solidifying economic recovery post-pandemic.</p> <p>Farmers continue to be the definition of innovation, producing more yield with less inputs. However, the reality is that farming in Ontario will always require arable land and an environment that supports the growth of our more than 200 diverse commodities. The rate at which our province is losing agricultural land is not sustainable, especially with the demand to increase the production of food, fibre and fuel for an ever-growing population, as our finite resources continue to diminish.</p> <p>Local food production and processing is extremely vital to the economy, providing a significant economic impact both locally and provincially. From field-to-fork there are many important contributors along the food supply chain, and available land is vital to ensuring we have enough food processing facilities to keep up with demand. These facilities are integral to our food security.</p> <p>Preserving farmland can go hand-in-hand with housing needs. It can include rejuvenating and renewing our cities, as well as infrastructure investment in our rural hubs. Ontario farmers need the government's support to contain urban sprawl and to keep our domestic agri-food sector strong. Less than 5% of Ontario's land base can support agricultural production of any kind. In 2020, OFA expressed concerns to Ontario's Minister of Municipal Affairs and Housing regarding the recent proliferation of Minister's Zoning Orders. We cannot afford to prioritize urban development over that of farmland. Protecting and preserving farmland is the only solution to ensuring <i>Farms and Food Forever</i>.</p> <p>Protecting and preserving Ontario's agricultural land for the purpose of growing, harvesting and producing food has and always will be a main priority of our organization. The OFA will continue to advocate on behalf of our 38,000 farm families to ensure that farmland is not only preserved, but that farming is sustainable and profitable for the next generation of your family.</p> <p><b>For more information, contact:</b></p> <p>Peggy Brekveld President Ontario Federation of Agriculture Cathy Lennon General Manager Ontario Federation of Agriculture</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
13	Varuni Papade	<p><b>7th January 2021</b> VIA Email</p> <p>Dear Halton Environment Officials,</p> <p>I'm a grade 9 student currently in White Oaks Secondary School in Oakville, Ontario. As a volunteering activity, I read Sheila Watt-Cloutier's autobiography "<i>The Right to be Cold</i>." This book addressed her rights as an Inuk and changes in her life, the Arctic, and climate change. It was truly inspiring.</p> <p>The author explains that she left her home in Nunavut to go to a different, unfamiliar place in Nova Scotia for educational opportunities. She didn't like it much. She was judged by her skin color and she was</p>	<p>Regional staff recognize the ongoing impacts of a changing climate and seek to make actionable changes through nine (9) climate change-specific policy directions to update the Regional Official Plan that is driven by Provincial policies and plans.</p> <p>Policy Direction CC-1 recommends strengthening the current vision, goals, objectives, policies, and definitions within the Regional Official Plan to ensure the impacts of the changing climate are strongly considered when making decisions across land use planning matters in the Regional Official Plan.</p>

No.	Source	Submission	Response
		<p>uncomfortable, and even became embarrassed of herself at one point. She missed her home and her old life, and she didn't like the drastic changes in her environment. When she got back home to Nunavut years later, the changes only grew. It was a huge cultural reset. While she still lived there before she left, there was no alcohol or talk of suicide, and they had many dogs to go sledding with. She realized she'd missed a lot. Her home was gone. Instead it was being replaced with a place as foreign as Nova Scotia, both in her culture and in climate.</p> <p>Since then, Mrs. Watt-Cloutier has been passionate about fighting climate change. Not just for her family, or her city or country, but for the entire world. She emphasizes the fact that the world needs to continue to address this situation, and it needs to keep fighting, because fighting climate change is becoming more important than ever. If we don't, more people will continue to lose their homes and their cultures.</p> <p>Sincerely,  Varuni  <b>Varuni Papade</b></p>	<p>Policy Direction CC-2 supports a culture of conservation that focuses on water and energy conservation, air quality improvement and protection, integrated waste management, and excess soil.</p> <p>Policy Direction CC-3 recommends the incorporation of green infrastructure and low-impact development solutions in stormwater management planning.</p> <p>Policy Direction CC-4 recommends the Region and local municipalities assess infrastructure risk and vulnerabilities and identify actions and investments to address challenges presented by climate change.</p> <p>Policy Direction CC-5 recommends the introduction of new policies in the Regional Official Plan that encourage the local municipalities to develop and/or enhance their green development standards to take action against the impacts of the changing climate.</p> <p>Supporting and promoting the delivery of energy in more efficient ways is proposed to be achieved through Policy Direction CC-6. CC-6 also recommends Community Energy Plans to be requirements of the area-specific planning process. Policy Direction CC-2 also provides an opportunity to enhance existing energy policies in the Regional Official Plan by exploring energy-from-waste technologies.</p> <p>Policy Direction CC-7 supports locally-sourced food production and urban agriculture and recommends exploring the expansion of opportunities within settlement areas (urban areas).</p> <p>Policy Direction CC-8 recommends updating existing subwatershed policies to include the consideration for the impacts of a changing climate as part of the area-specific plan process.</p> <p>Lastly, Regional staff also recognize the extreme weather events experienced in Halton and propose Policy Direction CC-9 to recommend the review and update of Emergency Management policies to ensure they plan for resiliency and identify areas where hazards lands and adverse impacts of extreme weather events intersect.</p> <p>In addition to the nine policy directions described above, a climate change lens has also been applied to other policy direction theme areas to emphasize the relationship climate change has with various land use policy areas.</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</p>

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			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.
14	Gail DalBello	<p><b>January 29, 2021</b></p> <p>Thank you for your email. I did speak with Leilani about this. We are open to another phone or zoom call if there is new information to be presented to us.</p> <p>After conversing with Leilani, our question still is if we have any say in this happening to our property? We do not agree to it, nor do we want this additional designation. Are we being told this is what is happening no matter what?</p> <p>We state once again that:</p> <ul style="list-style-type: none"> <li>• We have not dedicated or agreed to dedicate this property to conservation or natural heritage usage</li> <li>• We do not consent to any policy, plan, zoning, designations, setbacks or buffers, etc. that restricts our private property rights or usage beyond those rights of usage conveyed at the time of purchase</li> <li>• This message is intended to act as a Notice of Non Consent if the issue of “Implied Consent “ should arise</li> </ul> <p>Thank you, Mario and Gail DalBello</p> <hr/> <p><b>October 28, 2020</b></p> <p>Good afternoon,</p> <p>I am a homeowner that was just made aware of the ROPR and that it might affect my property at 35A Peru Road, Milton, Ontario, L9T 2V5. I do not understand what is being proposed. The map shows that my property will be affected, but what will happen as a result of the proposed changes is still unclear to me.</p> <p>There is a very tight deadline of October 30th to vote / comment on the proposed changes. I am requesting someone to contact me ASAP so I can clearly understand the proposed changes BEFORE the deadline.</p> <p>In order to obtain information on how it affects my property I contacted the main line at The Region of Halton yesterday. I spoke to a Customer Service Rep who gave me the name of Shelly Partridge. Shelly returned my call today, and left a message with my coworker to say that she is not involved.</p>	<p>Regional staff consulted with the landowner in regards to the designation and mapping inquiry on their property. As discussed, the property is located in the floodplain hazard mapped in the Town of Milton’s Official Plan and Zoning By-law, and mapped and regulated by Conservation Halton.</p> <p>Through the Policy Directions report, Policy Direction NH-5 recommends updating and enhancing the policies in the Regional Official Plan on Natural Hazards to be consistent with and conform to Provincial Policies and Plans. Accordingly, it is recommended through this Policy Direction that a new “Natural Hazards” section of the Regional Official Plan introduce natural hazard policies that are consistent with the Provincial Policy Statement, 2020, and Provincial Plans, and direct the Local Municipalities to include policies and mapping within their official plan and zoning by-laws to prohibit and restrict development within natural hazard lands (i.e., floodplains) and be required to consult with and be in conformity to Conservation Authority policies. As a result of this recommendation, further policies may also need to be brought forward in the Urban Areas section of the Regional Official Plan related to directing new growth away from hazardous lands.</p>

No.	Source	Submission	Response
		<p>I called the main number again today and was told "someone" would be following up with me. Later today I called the main number for a third time and was given this email address as well as the name / extension number of Dan Trovey. I have left a message for Dan Trovey to please call me ASAP.</p> <p>I am requesting that someone contact me ASAP to clearly explain how the proposed changes will affect my property, and those on my road.</p> <p>Again, this is very urgent because of the October 30th deadline.</p> <p>Thank you, Gail DalBello</p>	
15	Halton Action for Climate Emergency	<p><b><u>Delegation to Regional Council – Feb 17, 2021</u></b></p> <p>From Hart Jansson on behalf of HACEN and GASP</p> <p><b>The changes to a number of Provincial Statutes and policies that impact how municipalities plan for growth could be of serious concern to many residents, if they could understand their potential impact.</b></p> <p>These changes include:</p> <ul style="list-style-type: none"> <li>• The Provincial Policy Statement,</li> <li>• A Place to Grow: The Growth Plan for the Greater Golden Horseshoe,</li> <li>• The Development Charges Act,</li> <li>• The Planning Act,</li> <li>• The Environmental Assessment Act, and</li> <li>• The Conservation Authorities Act;</li> </ul> <p>Some of these changes are:</p> <ul style="list-style-type: none"> <li>• reduced density targets in new greenfield development from 80 persons and jobs per hectare to 50 persons and jobs per hectare,</li> <li>• reduced intensification targets from 60% beyond 2031 to 50%,</li> <li>• setting minimum population and employment growth forecasts that can be exceeded subject to Provincial approval,</li> <li>• extended the planning horizon from 2041 to the year 2051,</li> <li>• introducing market demand as a consideration in determining the housing mix, and</li> <li>• revisions to how municipalities fund growth</li> </ul> <p><b><u>Potential Impacts</u></b></p> <p>The impact of these changes is far-reaching and difficult to comprehend given their scope, their interactivity, the length of time they are in force and the timeframe of their long-term impact.</p> <p>These and other changes signal an abrupt shift from the emphasis on creating compact and complete communities to a planning regime that facilitates lower density and car dependent communities.</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>Recognizing that the Region and all four local municipalities have declared a Climate Emergency, a Climate change lens also underpins the Regional Official Plan Review (ROPR) work, including the Greenhouse Gas Emissions modelling as a part of the Integrated Growth Management Strategy and Preferred Growth Concept. For more information please see the '<i>Integrated Growth Management Strategy: Growth Concepts Comparative Greenhouse Gas Emissions Assessment</i>' available online here: <a href="https://www.halton.ca/getmedia/3c276ca5-635d-44ea-b65c-45add99c7915/LPS-Halton-Region-Comparative-GHG-Emissions-Assessment-Growth-Concepts.aspx">https://www.halton.ca/getmedia/3c276ca5-635d-44ea-b65c-45add99c7915/LPS-Halton-Region-Comparative-GHG-Emissions-Assessment-Growth-Concepts.aspx</a></p> <p>The Region continues to recognize the importance of farmland protection and the role of agricultural land in climate change mitigation and adaptation, including carbon sequestration. Halton Region has been and will continue working directly with Halton Region Federation of Agriculture (HRFA) which is the largest organization that represents farmers across the Region as well as with the Halton Region Agricultural Advisory Committee (HAAC). Information has been communicated through the HRFA newsletter as well as through email blasts to notify and engage as many from the agricultural sector as possible in addition to rural postcards which were sent to all residents in the rural area.</p>



No.	Source	Submission	Response
		<p>Halton Hills, Burlington, Oakville, Milton and Halton Region have all declared climate change emergencies and must consider the impact of land use planning in their strategies to reduce their greenhouse gas emissions.</p> <p>The planning changes mentioned create pressure to convert more farmland in Halton to urban uses than necessary, which is contrary to Halton's Official Plan and its Strategic Plan, which both have as a goal to protect a permanent agricultural system in Halton.</p> <p>Ensuring that Ontarians have access to healthy safe food in the future requires thoughtful consideration of the long-term impact of converting thousands of acres of prime agricultural lands in the Greater Golden Horseshoe to urban uses.</p> <p><b>I suggest that you have a duty to consider that changing the official plans in the GTHA to accommodate these changes will lock in increasing carbon emissions and other environmental damage potentially for generations.</b></p> <p><b><u>Justification for Delay</u></b></p> <ul style="list-style-type: none"> <li>- the news cycle has been dominated by COVID-19 for the past year, therefore the profound changes to policies and statutes regarding municipal planning for growth have had little exposure in the media</li> <li>- the magnitude, scope and long-term duration of impacts of these changes are much more significant than typical policy/legislative changes, therefore consultation is of utmost importance</li> <li>- the changes are contrary to federal objectives and regional/municipal policies regarding growth and climate change</li> <li>- the pandemic has not allowed and will not allow the usual means for in-person consultation and discussion, therefore the quality of consultation will suffer</li> <li>- people who are technology-challenged may be left out</li> <li>- people in rural areas who have limited or less than reliable internet access may be left out</li> <li>- further time is needed for proper and thorough consultation with citizens, including education of citizens in this regard</li> </ul> <p><b>Therefore, I ask you to support this Resolution to extend the Consultation Period for the ROP Review.</b></p> <hr/> <p><b><u>PowerPoint – Feb 17, 2021</u></b></p> <p><b>Delegation from HACEN and GASP</b></p> <p><b>Resolution to Extend the Consultation Period for the Regional Official Plan Review</b></p> <p><b>The changes to a number of Provincial Statutes and policies that impact how municipalities plan for growth would be of serious concern to many residents of Halton...</b></p> <p><b>They need a proper opportunity to understand their potential impact.</b></p> <p><b>The provincial changes affecting the ROP and growth strategies, include:</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<ul style="list-style-type: none"> <li>• <b>The Provincial Policy Statement,</b></li> <li>• <b>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe,</b></li> <li>• <b>The Development Charges Act,</b></li> <li>• <b>The Planning Act,</b></li> <li>• <b>The Environmental Assessment Act, and</b></li> <li>• <b>The Conservation Authorities Act.</b></li> </ul> <p><b>Some of the specific changes are:</b></p> <ul style="list-style-type: none"> <li>• <b>reduced density targets in new greenfield development from 80 persons and jobs per hectare to 50 persons and jobs per hectare,</b></li> <li>• <b>reduced intensification targets from 60% beyond 2031 to 50%,</b></li> <li>• <b>setting minimum population and employment growth forecasts that can be exceeded subject to Provincial approval,</b></li> <li>• <b>extended the planning horizon from 2041 to the year 2051,</b></li> <li>• <b>introducing market demand as a consideration in determining the housing mix, and</b></li> <li>• <b>how municipalities fund growth.</b></li> </ul> <p><b>Potential Impacts</b></p> <ul style="list-style-type: none"> <li>• <b>Shift from complete and compact communities to lower-density and car-dependent communities</b></li> <li>• <b>An increase in energy use and carbon emissions, contrary to the objectives of the Region and municipalities to reduce both</b></li> <li>• <b>Conversion of more prime farmland than necessary to residential and employment uses</b></li> <li>• <b>Access to safe, healthy food and a resilient food system is jeopardized</b></li> </ul> <p><b>Regional Council must consider that accommodating the changes will lock in greater carbon emissions and other environmental damage potentially for generations</b></p> <p>Justification for Delay</p> <ul style="list-style-type: none"> <li>• news cycle dominated by COVID-19, therefore the profound changes to municipal planning for growth have had little exposure in the media</li> <li>• the magnitude, scope and duration of impacts are more significant than typical policy changes, so consultation is of utmost importance</li> <li>• the changes are contrary to federal objectives and regional/municipal policies regarding growth and climate change</li> <li>• the pandemic has not allowed and will not allow the usual in-person consultation and discussion, therefore the quality of consultation will suffer</li> <li>• people who are technology-challenged may be left out</li> <li>• people in rural areas who have less than reliable internet may be left out</li> <li>• further time is needed for proper and thorough consultation with citizens, including education of citizens in this regard</li> </ul> <p><b>I ask that you support this Resolution to Extend the Consultation Period</b></p> <hr/> <p><b>April 8, 2021</b> VIA Email</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Dear Chair Carr,</p> <p>Re: Motion to request a hard urban boundary option to be included in the Region Official Plan Review</p> <p>HACEN (Halton Action for Climate Emergency Now) is a volunteer organization dedicated to responding to the current climate emergency by acting on and promoting initiatives that will result in lowering of greenhouse gasses as soon as possible. Decisions made at the regional and municipal planning stage cost the least and impact the most when it comes to carbon emissions. We at HACEN believe we need to plan now in Halton for future growth that will meet our climate change goals, act on our declared climate emergency, and provide a healthy future for generations to come.</p> <p>When planning for growth, consultation and full integration with emissions planning is a must in order to avoid a near sighted decision based on insufficient regard for the emissions growth it will create, a lack of integration with energy and emissions plans and goals, uncertain population growth forecasts, and outdated and unsustainable market based assessments.</p> <p>We need to protect our farmlands from land speculators and insure that the class A farmland that we are fortunate enough to be surrounded by continues to provide environmental and economic benefits. Grasslands, woodlots and wetlands sequester carbon emissions and the agricultural sector adds \$13.7 billion to the Ontario economy. Agriculture provides a form of energy that is even more important than oil or electricity-food. According to the Ontario Federation of Agriculture, Ontario loses 175 acres of farmland every day. If we are to provide agricultural products, this is unsustainable. A country that cannot feed itself is neither truly sovereign nor secure. We do not need to expand settlement areas into our existing farmlands. Instead, we can support accommodating newcomers within existing neighbourhoods, or land that is already allocated to development. We want our rural and natural areas to remain rural and natural!</p> <p>We can create a plan that works with our current growth projections because the vast majority of the GTHA was developed at densities much too low to support quality public transit, cycling and pedestrian access to education, services and shopping. Innovations like garden suites and laneway suites allow for large amounts of ground-related housing (as well as flats) to be accommodated through “soft intensification.” These and other infill initiatives will allow us to establish hard urban boundaries, thus preserving our agricultural lands and work towards meeting our climate goals. We are in a climate emergency and must act accordingly.</p> <p>Please consider adding the option of a hard urban boundary when planning and consulting for Halton’s future.</p> <p>Sincerely,</p> <p>Jo-Anne Thompson for HACEN</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
16	HRFA	<p><b>Delegation – Feb 17, 2021</b></p> <p>Chair Carr and Members of council.</p>	<p><b>Follow-up from December 17, 2020 HRFA Board Meeting</b></p> <p>Halton Region planning staff were invited to attend the December 17, 2020 HRFA Board Meeting to have an opportunity to discuss a new approach to have conversations with federation members about their</p>

No.	Source	Submission	Response
		<p>My name is Peter Lambrick a farmer from Campbellville speaking on behalf of Halton Region Federation of agriculture. Our president Allan Ehrlich apologies for not being here and thanks staff for accommodating the change.</p> <p>We are speaking in support of the Halton Hills resolution you will deal with later.</p> <p>In your presentations today you will find buried in your 600 plus pages an admission that 2800 Ha of new greenfeild lands will go under concrete between now and 2031. They use Ha because it is a smaller number, where farmers would use acres. In our lingo that translate to 7000 acres or a block of land equal to all the land between Brittainia road and Lower base from Highway 25 to the Mississauga border.</p> <p>If you go digging in report 18-21 you will find some inconsistencies between land being taken out of production and what is actually being lost. The differential can vary from 19% to 30%. The loss is again prime agricultural land and the differential could be natural heritage? If so that is good and we are proud because farmers work with both landscapes as one.</p> <p>However these are the type of questions we are hoping you will, and hopefully have time to ask as you wade through these plans, because as the resolution states, contrary to your OP and Strat plan which both have statements protecting a permanent agricultural system, At this rate, over 3, 10 year periods at least 21000 acres will be lost.</p> <p>Another whereas states that you as a Region and as Municipalities have all signed on to climate change as an emergency. Of the 4 concepts only one is dense enough to support transit. Where is the realization that agriculture is part of the solution as growing crops sequester carbon?</p> <p>Another issue raised was the need for transparency in public engagement. Due to covid I am on a land line today because I cannot get a constant bandwidth here in Campbellville. Can you honestly report to the Province that you held Public information meetings that engaged a reasonable number of informed public and who had a good opportunity to dialogue with staff.</p> <p>Further to the note about the internet issue we at the Federation would love to work with the Region for enhanced internet connectivity in the rural area as a right rather than just a need. Is it part of your infrastructure portion of the plan?</p> <p>Another item coming from covid for agriculture has been the rise in the use of local food. From any discussions I have had with farmers at farmers markets or otherwise selling direct to the public was a large jump in their sales. Are you further curtailing opportunities for growth in agriculture?</p> <p>Talking about numbers has any consideration been given to actual numbers of persons likely to come to Halton when we have had little or no immigration in the last year and likely nothing for yet another year. Should that be a consideration? What are the real needs for development? What is the real fallout of covid?</p> <p>When it comes to the issue of changing the planning horizon to 2051 the resolution alludes to a loss of planning control. You have 2 advisory committee's that promoted the use of hard urban boundaries for urban development during phase 2. If the use of hard urban boundaries was done in 10 year increments depending upon actual usage could that regain you your control?</p> <p>The resolution talks about class 123 lands. That is mostly south of Milton and especially the great farmland south of Georgetown. Once built upon you are done as far as Ag is concerned. The rest is on</p>	<p>perspectives on how agriculture is addressed in the Regional Official Plan. Staff provided an update on the progress and next steps related to some of the collaborative activities that have been discussed at the Board and with its member below:</p> <p><b>1. Opportunity for focused discussions to foster a mutual understanding of issues</b></p> <p>In order to support these discussions, Regional staff have engaged an independent third party facilitator as well as additional external planning support. Staff also have prepared a scoping document that frames the key principles of the discussion and covers the range of matters for exploration. We would welcome any feedback you have on the attached scoping document to ensure it meets your expectations given the importance of these conversations and next steps.</p> <p><b>2. Clarity on the process for questioning or challenging mapping as it relates to the Natural Heritage System or Agricultural System</b></p> <p>Regional staff have prepared an initial Frequently Asked Questions ("FAQ") and "How To Guide" in an effort to assist landowners with using the online ROPR mapping viewer, which are attached.</p> <p>Questions about the mapping, requests for mapping refinements, and/or site visits regarding either the Regional Natural Heritage System or the Rural and Agricultural System are to be made through the Regional Official Plan Review email address at <a href="mailto:ropr@halton.ca">ropr@halton.ca</a>.</p> <p>Landowners are requested to provide the address of the property in question and a description of their concerns with the mapping. An acknowledgement email from the ROPR email account will be sent out within 48 hours of receiving the request. A Zoom meeting or telephone call with the appropriate Regional planning staff will be set up within 5 business days of receiving the request.</p> <p>At the request of HRFA members, we are setting aside April 8, 12, 14, 16, and 22 to schedule 45 minute one-on-one virtual sessions (either Zoom or telephone calls) with HRFA members to review their questions about the draft proposed mapping. More details about signing up for these sessions will be provided through a future HRFA newsletter.</p> <p>The Regional Natural Heritage System is mapped using the best available GIS data produced by the Region and also sourced from external partner agencies such as the Conservation Authorities and the Ministry of Natural Resources and Forestry (MNRF). Attached is a table that identifies the data sources used for the draft proposed refined Natural Heritage System mapping.</p>

No.	Source	Submission	Response
		<p>the escarpment and in the NW quadrant of the region. It is classes 456 due to topography and stoniness, and a lot less productive.</p> <p>I realise that I have come across with a lot more question than answers this morning. However, we within agriculture do believe in good planning, we know we cannot save every acre of farmland. But we also believe we with yourselves should demand better. We are alarmed at what is coming out of Queens Park at the moment especially when it comes to Ministerial zoning orders. We have made strides as far as having an Agricultural system initiative in the PPS and want to see it incorporated in the OP as it will be needed to help agriculture adapt into the future.</p> <p>We encourage you to adopt the resolution. Push back on Queens Park and developers. Insist on realist figures as to real needs, better and more innovative housing designs and streetscapes for the complete communities that are walkable and transit friendly, and meet your climate change needs.</p> <p>We are not going to save every acre but we need time and face to face dialogue to improve on what we have before us today.</p> <p>Thank you for your time.</p> <hr/> <p><b>October 29, 2020</b></p> <p>To: Curt Benson, Director, Planning Services and Chief Planning Official Anna DeMarchi-Meyers, Agricultural Liaison Officer</p> <p><b>Response to Regional Official Plan Review</b></p> <p>The Halton Region Federation of Agriculture (HRFA) represents over 350 farm families in Halton. Our Board of Directors offer a broad range of agricultural expertise ranging from agritourism, horses, crops, to fresh produce knowledge. Halton's farmers provide many community benefits including environment, increased tourism brining opportunities for other Halton businesses, and fresh food into our foodbanks.</p> <p>Our core objectives are:</p> <p>Objectives:</p> <p>The objectives of the Halton Region Federation of Agriculture shall be:</p> <ul style="list-style-type: none"> <li>i) To voice the concerns of agriculture for the Region of Halton to provide alternative solutions to concerns of agriculture for the Region of Halton, its Municipalities, and other regulation making Halton Region organizations, and to present the alternatives to the appropriate Halton Region Governances.</li> <li>ii) To co-ordinate efforts of all agricultural organizations within the Region of Halton.</li> <li>iii) To be the local branch of the Ontario Federation of Agriculture and to provide input to the OFA, unsolicited or solicited.</li> <li>iv) To assist in formulating and promoting local, provincial, national and international agricultural policies to meet changing economic conditions.</li> </ul>	<p>For most of the Key Features of the Regional Natural Heritage System, such as Significant Wetlands and Significant Woodlands, additional fieldwork and on-site assessment are required to confirm their boundary limits. The Region's Official Plan allows for the boundaries of the Regional Natural Heritage System to be refined, with additions, deletions, and/or boundary adjustments through an environmental study such as an Environmental Impact Assessment (EIA) or similar studies accepted by the Region as part of an approved process under the Planning Act.</p> <p>While staff don't have the resources to undertake a comprehensive field verification of the Regional Natural Heritage System, there are opportunities to work with landowners to assist us with updating the Regional Natural Heritage System mapping. Planning staff would be able to conduct site visits to confirm:</p> <ul style="list-style-type: none"> <li>• Potential mapping errors in comparison to the 2019 aerial imagery; or</li> <li>• The limits of woodlands where there appear to be discrepancies with the 2019 aerial imagery.</li> </ul> <p>The appropriate timing for site visits is April to June, 2021. Site visits will be scheduled and carried out based on the direction of the Provincial Government and public health officials regarding COVID-19 restrictions.</p> <p>For any other types of mapping refinements, more detailed site-level assessments would be required, which is outside of the scope of work for the Regional Official Plan Review. Should a landowner wish to undertake further assessment to refine the Regional Natural Heritage System on their property, such work would be at the cost of the landowner. However, Regional planning staff would work with the landowner to ensure such additional assessments are undertaken in a manner that will be consistent with our quality assurance and control process to feed into our mapping updates.</p> <p>It is important to note that external agencies may need to review and approve the requests for refinements to data sets that are not created and managed by the Region. For example, MNRF is responsible for Ontario Wetland Evaluation System (OWES) evaluations related to Significant Wetlands, and Conservation Authorities are responsible for their regulation mapping (e.g. regulated watercourses and wetlands).</p> <p>Requests for mapping refinements and submission of additional environmental assessments should be received by the Region no later than the end of June 2021, in order for refinements to be reflected in the next update to the draft Regional Natural Heritage System mapping that is scheduled to begin July 2021.</p>

No.	Source	Submission	Response
		<p>v) To encourage social and educational endeavours as they affect agriculture.</p> <p>We appreciate the opportunity to voice our opinion and influence the Regional Official Plan. Below are our comments. We note that additional online mapping has been made available since these comments were drafted and we thank the Region for that. We are still evaluating the details of the mapping and will have more feedback but not before deadline. The HRFA continues to request a process for landowners to be able to get the mapping corrected on their land when mistakes are identified.</p> <p><b>Timeline</b> The timeline is not adequate to accommodate a full review by agriculture and communicate the issues back to the Region with time to resolve them before decisions are made. There does not appear to be an 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.</p> <p><b>Consultation Process</b> The HRFA has previously submitted a paper on a review of ROPA 38 process and suggested improvements to ROPR process. See appendix C. The suggested changes are still important.</p> <p><b>Overall Review of ROP</b> The HRFA has also submitted ideas for improving the actual Regional Official Plan (ROP), in terms of its actual outcome-based performance for agriculture. It is not apparent that these have been considered. See Appendix D.</p> <p>Appendix E outlines some of the base needs of agriculture for it to be viable.</p> <p>At a minimum, some review of the ROP performance relative to desired outcome should be undertaken.</p> <p>A project to review ROP to make it clearer, more understandable and reduce duplication would also be worthwhile.</p> <p>A third area for overall review would be implementation. Given all the issues with implementing ROPA 38 (which is still not fully implemented) a discussion paper on this issue is overdue.</p> <p><b>Discussion Papers</b> A review of Agriculture and NHS discussion papers are included below.</p> <p>The HRFA has no comment or review planned for North Aldershot Paper.</p> <p>The discussion paper on Urban growth while especially important and is likely to have negative impacts on Agriculture is also not reviewed. Note that in general intensification helps preserve agricultural land. Planning for growth or figuring out how not to grow is important.</p> <p>The focus of the HRFA is on protecting the ability of agriculture to function. Saving agriculture land while important is not of much use if it cannot function.</p> <p>Review Comments Rural and Agricultural System discussion Paper</p> <p>General:</p>	<p>Agricultural Mapping refinements will be assessed by staff applying the Provincial Implementation Guidelines methodology for the Agricultural System. Agricultural Mapping refinements can be made to areas that were designated as Candidate Areas in the Provincial Mapping. Using the Provincial methodology, staff will determine, in consultation with the landowner, whether changes can be made.</p> <p><b>3. Opportunities to Discuss Policy Approaches</b></p> <p>Regional staff would like to leverage the Agricultural Working Group to continue specific conversations on how the Regional Official Plan policies affect agriculture and the policy directions being considered through the Regional Official Plan Review. Staff recognize the need to take time to fully understand policy options and implications, and feel the Agricultural Working Group could be a valuable forum for these discussions. Staff will work with the appointees to determine the method and timing for reporting back to the HRFA Board on the conversations and outcomes.</p> <p><b>4. Sharing Natural Heritage System mapping and data</b></p> <p>Regional staff are supportive of sharing the aggregated Regional Natural Heritage System (i.e. Key Features and Components) and Rural and Agricultural System GIS layers, but are unable to provide individual feature data layers. Staff unfortunately cannot openly share data sets from other agencies (e.g. Provincially Significant Wetlands and Conservation Authority Regulation mapping). However, provincial datasets are available on the Ontario Data Catalogue (<a href="https://data.ontario.ca/en/">https://data.ontario.ca/en/</a>) and on the Conservation Authorities' websites. A Data License Agreement (DLA) has been provided to the HRFA Board for signature to facilitate the transfer of the data. Should individual landowners wish to obtain this data, they must sign an individual DLA. Requests for the data should be made through the ROPR email, <a href="mailto:ropr@halton.ca">ropr@halton.ca</a>, and the transfer of data will be coordinated through GIS and Planning staff.</p> <p><b>Rural and Agricultural System Policy Directions:</b></p> <p>Halton Region created an Agricultural Working Group which included members of the Halton Region Federation of Agriculture as well as members from the Burlington Agricultural and Rural Affairs Advisory Committee. The AWG was involved in identifying issues and concerns facing the Agricultural sector as well as presenting real-life case examples in Halton. Modified mapping Option 2 was presented and reviewed by Regional staff however there are Provincial conformity issues and as a result, this mapping option could not be advanced. However, a number of approaches were identified that could be pursued to support the agricultural sector. These were summarized in</p>

No.	Source	Submission	Response
		<p> <input type="checkbox"/> The discussion paper focus is on compliance with planning requirements, not on making a good workable plan.  <input type="checkbox"/> There is no consideration or review of on the ground or user impacts of policy options.  <input type="checkbox"/> Does not acknowledge any complaints or HRFA issues with current plan.  <input type="checkbox"/> Does not appear to acknowledge or consider implementation issues with policy choice.  <input type="checkbox"/> Does recognise that there are options in complying with Provincial Policy, at least in some cases, which is good.  <input type="checkbox"/> Does not reference Region Strategic Plan 2019 – 2021 but instead references 2015 – 2018 Plan.  <input type="checkbox"/> Refers to Rural Agricultural Strategy without acknowledging that not all parts were endorsed by any agricultural group.  <input type="checkbox"/> Refers to Agricultural System as a development of ROPA 38 (which it was) but not acknowledging it had zero public consultation as it was developed through the Ontario Municipal Board (OMB) process.  <input type="checkbox"/> Does not acknowledge or reference Regional Council motion on ROP designation of Agricultural Land. See appendix F </p> <p> Questions for clarification include;  <input type="checkbox"/> What background documents is the Region referring to as the context seems to indicate something other than what is in appendix?  <input type="checkbox"/> Was there any research done or is any about to be done and if so, what and can we see it?  <input type="checkbox"/> Given this paper appears to be drafted by Regional Staff why wasn't there some HAAC involvement? </p> <p> <a href="#">Section 2, Current ROP approach</a>  Reference to the Agricultural System Definition. A quote from the discussion paper “Consideration should be given to adding a “made in Halton” definition for “Agricultural System”,” </p> <p> Definition from PPS 2020  Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:  a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and  b) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector. </p> <p> Our question is “What is wrong with the definition that Region thinks needs to be addressed?” If changes are proposed, we request the opportunity to discuss. </p> <p> <a href="#">Section 3 Designation of Prime Agricultural Areas</a>  The Province and the Region (through Council motion) require Prime Agricultural Areas be designated in ROP which is generally what the Report is stating. There is a grey area around designating Key Features (or should they be an overlay) From the report. “In discussions with the Province, it was agreed that Key Natural Heritage Features of the Natural Heritage System (NHS) may be designated.” This is probably true as the Province has allowed the fragmentation of Prime Agricultural Mapping by Key features. The question is, should the ROP designate Key features? </p> <p> However given not all the Key features should exclude agriculture and not all of the key features are accurately mapped and some may change over time it is best not to designate the Key Features but rather have them as an overlay. </p> <p> Modified Option for consideration. </p>	<p> an Agricultural Working Group summary document and shared with HAAC and NHAC for their comments. With respect to comments from HRFA, a mapping geo viewer was developed so that landowners could identify designations on their property. Landowner notifications were sent to those with changes to the NHS. The Region appreciated the opportunity to work with HRFA and offer virtual landowner sessions to review and answer questions regarding mapping with rural property owners. HRFA has expressed the desire to see Prime Agricultural Areas designated as a mutually exclusive land designation and this is in alignment and reflected in RAS-1. The desire for broadened permissions with agriculture-related uses and on-farm diversified uses is also aligned and reflected in RAS-2 and should provide for additional revenue opportunities thereby contributing to farm viability. HRFA is supportive of cemeteries in urban areas and possibly rural lands reflected in RAS-3 but is not supportive of these being located on Prime Agricultural lands. Updates to policies regarding Agricultural Impact Assessments are being brought forward with RAS-4. The Region receives the comments on clarity being provided on when an AIA is required. Further work will be done on AIAs through Phase 3 of the ROPR. We appreciate the comments related to small renewable energy projects and there is some guidance offered in the Permitted Use Guidelines in Ontario’s Prime Agricultural Areas. The position on Special Needs housing is also in alignment and considered through RAS-5 recognizing that this would not apply to large facilities which may be best located in urban areas. </p>

No.	Source	Submission	Response
		<p>Designation of Prime Agricultural Area or Rural with a single NHS overlay. There would need to be an additional map showing the details of NHS. While not part of agricultural paper NHS could/should be designated in Urban, Hamlet and Mineral Extraction Areas.</p> <p>Advantages of this approach;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Lines up with PPS</li> <li><input type="checkbox"/> Simplest to implement...Mapping Lines could follow lot and concession boundaries</li> <li><input type="checkbox"/> Easier for landowners to understand and accept.</li> <li><input type="checkbox"/> Could allow agriculture to function better if NHS overlay is designed well.</li> </ul> <p>Disadvantages;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> In fact the details are complicated and likely to cause problems</li> <li><input type="checkbox"/> It would not be good planning if the underlying designation permitted a use and the NHS overlay prohibited it. Reasonable constraints are expected in an overlay but not a complete prohibition.</li> </ul> <p><a href="#">Section 4 Mapping of Prime Agricultural Areas</a> The mapping section is confusing.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> It is not clear if it is being discussed for change or if the changes are to be discussed.</li> <li><input type="checkbox"/> The 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.</li> <li><input type="checkbox"/> Are the candidate areas still to be reviewed?</li> <li><input type="checkbox"/> From the discussion paper "Rationale is required by the Province for any particular area (prime) identified that is not brought into Regional mapping." Where is this rational?</li> <li><input type="checkbox"/> Maps are not clear enough to be understandable.</li> <li><input type="checkbox"/> Maps need to show at least lot and concession to be able to locate areas on the ground. No apparent reason why a more detailed version could not be made available as the Region must have it to evaluate differences between Provincial and Regional Mapping as well as evaluating candidate areas.</li> </ul> <p>WE need access to better maps to "discuss" this in a meaningful way.</p> <p>Assuming Map 16 is a draft final product that incorporates changes to Prime Agricultural Areas (PAA);</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> There appears to be a significant reduction in total PAA from either the Provincial mapping or current ROP mapping. What is the total area of PAA and how does it compare to the 41,657 or 42,914 ha current system?</li> <li><input type="checkbox"/> The lines delineating both the PAA and Rural area are not following identifiable features. What is being used to determine lines at a scale that could be used for implementation?</li> <li><input type="checkbox"/> There seems to be fence rows and narrow linear planted tree features excluded from PAA. Has the NHS mapping been changed and is it contributing to a reduction in PAA?</li> </ul> <p>Combining the mapping with options for designation need to be considered together to make good policy. If we are to designate PAA and Rural the map would look different then if we are to designate PAA, Rural and Key Features. There will also be implementation issues if the delineation of boundaries between designations does not follow a mappable feature.</p> <p><a href="#">Section 5 and 6 Additional on farm options</a> The HRFA wishes to thank the Region for including additional farm options, as we continue to seek ways to maintain our Prime Ag areas.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The OMAFRA guidelines are clear and make sense.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p>OMAFRA has provided clear direction through the Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas (PAA), the HRFA sees no sound reasoning why the Region should choose to be more restrictive than these guidelines.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Allowance for On Farm diversified as no more than 2% of the farm property to a maximum of 1 ha, should be as of right. The size limitations are appropriate. It would be advantageous for the Region to consider how permeable parking, and other environmentally innovative methods could be used to reduce any runoff impact, as well as allow land to return to farmable land in the future.</li> <li><input type="checkbox"/> These options should be permitted uses with careful thought on the necessary and justified constraints. These constraints must be regulatory, not based on the bias and perceptions of individual planners. These options are integral to a strong agritourism base, an economic and agricultural lever employed in several "similar" areas such as Norfolk, Niagara and Peel.</li> <li><input type="checkbox"/> Constraints could be left to the local level to implement as long as, they do not become more permissive than OMAFRA guidelines.</li> <li><input type="checkbox"/> They should not require Planning Act approval, nor should they trigger an AIA or EIA if they are to be useful.</li> </ul> <p><b>Section 7 Cemeteries</b> The Region should be able to plan for cemeteries as part of the Urban issues. Particularly the large commercial ones. Allowing smaller local ones in Rural designation is probably ok but not on Prime Agricultural land. The HRFA would suggest the Region explore other jurisdictions/ countries where innovative solutions have been created. No sufficient supply/ demand targets have been provided in the paperwork which would show a need for allowing cemeteries in the Rural Area.</p> <p><b>Section 8 Other</b> Agriculture Impact Assessment (AIA) guidelines; It would be best to make clear where an AIA's 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.</p> <p>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>North Aldershot; While there is some agriculture still taking place in the area the planning framework is extremely complicated and has not been reviewed.</p> <p>Special Needs Housing; It would be expected that any home could be modified to accommodate the needs of the residents. If the policy is referring to a large facility, for example a community of senior's residents (condos, bungalows, etc.) where residents are typically self sufficient, these should be in the urban area and not considered appropriate for PAA. Again, if we are considering large facilities providing different levels of care and require a large amount of land, they should remain in the urban area and possibly in the hamlets.</p> <p><b>Section 9 Next steps</b> It is not clear how discussion papers will lead to phase 3 and what if any role HRFA's input will have.</p> <p>Additional Areas for Review; <input type="checkbox"/> The HRFA will submit a paper on the Surplus Farm Dwelling Policy and suggest changes to improve its usefulness.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

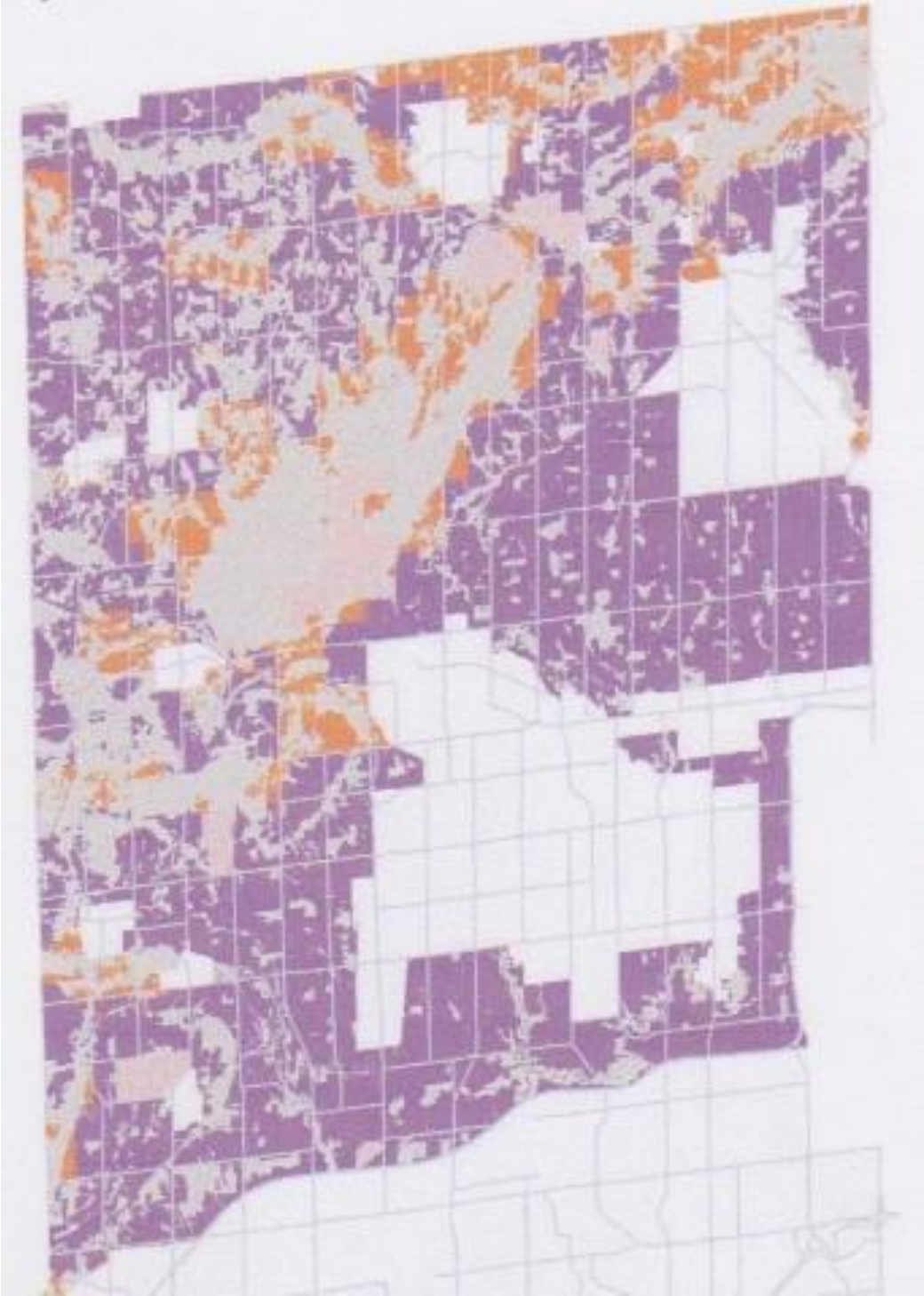
No.	Source	Submission	Response
		<p><input type="checkbox"/> The Region should include a review of policy in terms of achieving positive outcomes for agriculture as compared to just creating policy that meets planning requirements.</p> <p>Review Comments Natural Heritage Discussion Paper</p> <p>General;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> There is a lot of Provincial direction in this area.</li> <li><input type="checkbox"/> It is difficult or impossible to distinguish what must be mapped (or “identified”) from where the Region has discretion or can make changes.</li> <li><input type="checkbox"/> Mapping this complex that is not ground checked will have errors.</li> <li><input type="checkbox"/> There should be more detailed mapping available at a scale that a property owner can determine where and what NHS is on their property.</li> <li><input type="checkbox"/> Has there been NHS changes that do not show up on the map given its scale?</li> <li><input type="checkbox"/> Recognising NHS and agriculture are interrelated and not separate mutually exclusive land use is an improvement.</li> <li><input type="checkbox"/> Technical Background work is referenced but no link supplied. The implication is that no normal person could understand the complexity involved. This may be true.</li> <li><input type="checkbox"/> The Region has not looked at what is needed to motivate landowners to do good stewardship. Nor has it recognised their contribution or vital role in the rural area for NHS goals.</li> </ul> <p><a href="#">Section 2 Evolution of Natural Heritage (NH) at Halton Region</a>  This section provides a context that is misleading to readers. It does not acknowledge the on the ground reality of who and how NHS is preserved/enhanced.</p> <p>By enlarge it is landowners who have improved NH over time and not because of Halton's more rigorous mapping and policy. It is likely that the increased NH regulation is discouraging landowner's from enhancing NH. While the series of maps depict the increase in NH mapping a similar series of maps for agriculture would show the exact opposite. This series of maps masks the significant impacts on NH due to Urban development.</p> <p><a href="#">Section 3 Natural Heritage System for the Growth Plan</a>  This section seems to make the conformity with the growth plan into an overly 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.</p> <p>The reference to mapping changes approved by Halton Area Planning Partnership (HAPP) may or may not be important but should be available for public view. The mapping shows 2 areas where the growth plan identifies NHS that is not already in Regional NHS (RNHS). One is in Halton Hills and one in North Aldershot. The text talks about polygons some of which are smaller than 1 ha. Are there other new areas that do not show because of map scale?</p> <p>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 add needless complexity.</p> <p><a href="#">Section 4 Regional Natural heritage System</a></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Again, we have reference to work that is not available for review. “Detailed analysis of these policies and mapping is found in the supporting technical”</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>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>Detail is provided on mapping;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> There is some irony as the Region goes into detail about openness and transparency in mapping.</li> <li><input type="checkbox"/> There is acknowledgement that some key features can be modified.</li> <li><input type="checkbox"/> Not all NHS or Key Features are mapped. This has significant policy implications.</li> <li><input type="checkbox"/> The Region is acknowledging the use of proxy data for boundary determination of some NHS components. There will be some errors introduced by such a system, but they may not matter as the proxy is generally another component of NHS and therefore also regulated.</li> <li><input type="checkbox"/> It is proposed that centers for biodiversity may be mapped differently and this could be a rural problem as all of these will be rural.</li> <li><input type="checkbox"/> ESAs have been reintroduced and will be included in the mapping. They were ropped as part of the ROPA 38 switch to NHS (all parts of the system are equally important). They are all already included in NHS as part of ROPA 38. They all have underlying NH features which are well covered with policy. There does not seem to be any solid rational to add them back in other than a reluctance by planners to let something go.</li> </ul> <p><a href="#">Section 5 Overlay and Designation Mapping Options</a> These are the same options as in the Agriculture Discussion Paper and response comments correspond with the section above.</p> <p><a href="#">Section 6 Water Resource System (WRS)</a> There is clear direction from the Province to include WRS in some form. The devil will be in the details which are not shared at this stage. It is probably best to have a separate overlay and policy for WRS.</p> <p><a href="#">Section 7 Other Considerations</a></p> <p>Halton Region Natural Heritage Strategy;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Could have merit depending on how it is done.</li> <li><input type="checkbox"/> Needs to recognise landowners as more then just stakeholders but rather vital partners.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><input type="checkbox"/> It is important to remember on the ground stewardship should be the focus of the resources used as opposed to a glossy and grand strategy.</p> <p>Niagara Escarpment Plan;</p> <p><input type="checkbox"/> The HRFA position is to not duplicate NEP policy in ROP but rather note that a NEP development permit may be required. It is good to see this option mentioned.</p> <p><input type="checkbox"/> Quote” or the ROP might simply indicate that its own policies are subject to the NEP 2017.”</p> <p>Drinking Water Source Protection;</p> <p><input type="checkbox"/> The Province is requiring this be incorporated into ROP.</p> <p><input type="checkbox"/> The devil will be in the details but are largely dictated to the Region by Source Protection Plan.</p> <p><input type="checkbox"/> It is likely best to keep this on a separate overlay and have separate distinct policy that mirrors SPP.</p> <p>Natural Hazards;</p> <p>There is a great deal of confusion between PPS natural hazards and Conservation Authorities (CA) hazard lands. The first needs to be included in ROP but not the second. Note it is further complicated by the CA being delegated to deal with PPS natural hazards and still responsible for there own regulations on hazard lands. To bring clarity PPS Natural hazards should be mapped separately as an overlay in ROP and the appropriate policy specific to the overlay be included but separate from NHS as the goals are different. The CAs should be wholly responsible for there regulations and they should not be duplicated in ROP. We note the following quote “Although the ROP must be consistent with the natural hazards policies of the PPS, the ROP should also align with the policies and regulations of Conservation Authorities where possible, as per the Memorandum of Understanding (July 16, 2018)”. The MOU should be changed if required.</p> <p>Significant Woodlands;</p> <p>The HRFA position that Significant Woodlands definition means for the rural area a woodland is not designated significant until the appropriate study is done. They should still be included as NHS but not as a Key Feature unless there is another underlying NHS feature such as Escarpment, Wetland or Valley land. Essentially this means tableland woodlots would not require setbacks or buffers for agricultural buildings. This has not been included in discussion paper.</p> <p>Appendix 2 of discussion paper This appendix is extremely helpful. Note the number of unmapped NHS components. (see appendix A) <a href="#">HRFA Rural Area Designations Proposal</a></p> <p>Perspective</p> <p><input type="checkbox"/> On the ground outcomes are important.</p> <p><input type="checkbox"/> The true test of ROP policy is what happens on the ground and does it achieve Regional objectives.</p> <p><input type="checkbox"/> Is Agricultural thriving?</p> <p><input type="checkbox"/> Is there new investment in Agriculture?</p> <p><input type="checkbox"/> Are young farmers staying in Halton or moving in?</p> <p><input type="checkbox"/> Are the rural landowners able to accommodate their reasonable needs?</p> <p><input type="checkbox"/> Is good stewardship encouraged?</p> <p><input type="checkbox"/> Are landowners and the Region working together to enhance NHS?</p> <p>Ease of implementation at the local level is important;</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><input type="checkbox"/> Not all ROPA 38 has been implemented at local level. Does the new ROPR policy resolve this?</p> <p><input type="checkbox"/> Given the Planning Act requirement for all decisions to meet conformity / consistency test with Provincial plans and PPS on the day of decision, pushing the envelope on normal interpretations of Provincial requirements can be a set up for future problems. How close is the ROP policy to Provincial norms?</p> <p><input type="checkbox"/> Zoning bylaws require definable lines for mapping. Lot and Concession boundaries work well. Roads, railways, and other linear infrastructure can be used. The problem area is NH where studies have not been done to determine those boundaries. For agriculture as a permitted use if it is in any way limited by a designation or overlay policy where the boundaries are not mapped accurately the zoning bylaw has 2 choices. Designate the whole lot or concession as non-agriculture or ignore the restrictions on agriculture. Note there is some nuanced consideration in what "mapped accurately" means. Does ROPR address this issue?</p> <p><input type="checkbox"/> If it cannot be implemented or opens planning up to legal challenges it needs improvement.</p> <p>Conformity to Provincial Policy; This is required but there are generally a range of policy options that would work. It should not be the focus but rather secondary to the above. Does the ROPR meet Provincial requirements?</p> <p>polic This proposed policy concept is a modification of option 2 in the discussion paper. As in option 2 Prime Agricultural Areas (PPA) and Rural areas are designations on map 1 of ROP. However instead of key features being a designation there would be a subset of key features called Protected Area (or such other name as appropriate). Key features in their entirety would be part of NHS overlay which gets the Region back to its one NHS system where all NHS is equally important. See appendix B for a concept map. The rationale for the change is to implement designations that enable agricultural and normal rural uses. Not all Key Features constrain or should constrain these normal uses. An example would be an Earth Science ANSI. To extend this example the Protected area designation would not include an Earth Science ANSI but in contrast would likely include a provincially significant wetland.</p> <p>A second criteria for inclusion as a Protected area would be that it is mapped in a way that it can be implemented. For example, the Provincially Significant Wetland mapping from the Province is likely acceptable and the tableland Significant Woodland mapping (aerial photo interpretation) might not be implementable.</p> <p>To keep things in perspective, remember this is aimed at permitted uses and those permitted uses are still constrained by CAs and NEC. The NHS overlay would ensure that all other uses would have to meet the full requirements of the NHS along with doing the study to identify the extent of all the components.</p> <p>Assuming the concept is accepted a working group such as HAAC and BARAAC along with the Region and local staff should review what should be included or excluded from Protected area.</p> <p>There is a list of key features in appendix A. In addition, it might be worthwhile to look at whether NEP Escarpment Natural should be included (note do other Key features cover escarpment area adequately).</p> <p>The NHS overlay that would include Key Features, under this modified proposal, would protect the area from more extensive development. In order for the implementation to work there are a couple of challenges including unmapped features and unclear boundary delineation which would change over time. To solve this the proposal is that the NHS overlay would not constrain normal uses but would constrain (most) development that requires approval under the Planning Act. (note building permits are</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>not development under the planning act). This works as under a planning act application an EIA (and AIA) can be required and that study would delineate the NHS boundaries. However, in order to deal with the unmapped Key Features and natural changes to NHS it is recommended that at least a scoped EIA is carried out everywhere in the entire rural area. The Regions policies on scoping and waiving EIAs could make this workable if they are reasonable in application. It would also be appropriate to explicitly exempt some minor planning act applications such as a Minor Variance or Surplus Farm Dwelling Severance.</p> <p>Map 1 of the ROP would be clearest if all the overlays were shown on separate maps. That would leave just the designations on map 1. Showing a one colour NHS overlay would not add to much confusion but could be misinterpreted. Showing all the constraint overlays on map 1 is confusing and not necessary under this proposal as normal uses are not constrained by the overlays and other uses have preapplication consultations etc.</p> <p>In conclusion there is great deal of work to be done at a level of detail that the normal consultation process does not accommodate. The HRFA recommends an ongoing process with a committee to work through the details. For effective, practical, and workable ROP policy there is much to be done.</p> <p>Respectfully Submitted on behalf of the Members of the Halton Region Federation of Agriculture Allan Ehrlick HRFA President</p> <p>Appendix A Key Features, which include: a) significant habitat of endangered and threatened species, b) significant wetlands, c) significant coastal wetlands, d) significant woodlands, e) significant valleylands, f) significant wildlife habitat, g) significant areas of natural and scientific interest, h) fish habitat,</p> <p>Additional for Greenbelt a. sand barrens, savannahs, and tall grass prairies, b. permanent and intermittent streams, c. lakes, d. seepage areas and springs, e. alvars and, f. significant habitat of special concern species.</p> <p>Appendix B  Conceptual Map</p> <p>The final mapping under this proposal would be adjusted. The light green would be Protected Area Some of the light green might be changed to Prime Agriculture (purple) or Rural (orange) Note some other adjustments may occur as set out in Region's Papers</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p data-bbox="665 1665 1634 1822">Appendix C Submitted to Curt Benson at meeting with HRFA (2019) Regional Official Plan Review and Resulting Amendment Process Comments</p>	<p data-bbox="2001 274 2790 338">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>1) Last ROPR process did not work well.  2) Background Reports should identify on the ground problems that need solving and look at multiple solution options.  3) Background reports should not be prepared in isolation to other background reports. Without some awareness and balancing at this stage any solutions proposed may be unworkable, but hard to change, as expectations have been raised.  4) Conformity and not conflicting with Provincial Plans and consistency with PPS need to be explained in detail and should not be used to shut down discussion/debate on policy. There is often more than 1 way to interpret/implement Provincial Requirements.  5) Council should budget more time for understanding concerns of citizens. At least 6 months from draft ROPA to approval. During that time, a better process would include more than just open house and statutory public meeting. For example, where an issue is identified that is in conflict, both sides should be heard equally. We would be happy to discuss how this might work in more detail.  6) Make all documents and maps available (including all map layers) to the public.  7) Set up a process for individual landowners to review and challenge designations on their property, without having to appeal.  8) Try to avoid non-answers to questions.  9) Consultation should be a discussion not a sales pitch.  10) Major rural issue consultations should avoid the summer months where possible.</p> <p>Appendix D</p> <p>Submitted to Curt Benson at meeting with HRFA (2019)</p> <p>How Planning should work for Rural Halton</p> <p>1) Protection from Urban Development -firm Urban Boundaries  2) Certainty that agriculture as a land use will continue -agricultural designation  3) NHS stewardship is encouraged -not penalised as current policy does.  4) Focus on Conservation (the wise and sustainable use of resources) rather than environmental (no people impact allowed) goals.  5) Policy is clear and concise at least for normal rural uses.  6) Policy does not duplicate NEP or CA regulations but achieves conformity by simply requiring a permit from NEC and/or CA. Note: one window approach would be better but would require changes at Provincial level.  7) Permitted uses are as broad as possible (normal rural uses) and where they must be curtailed a justification is made public outlining the problem that needs to be solved and how restricting the use will solve the problem. An example is new rural event regulation in Burlington. It is not enough to restrict because it is authorised by the Province.  8) Notice to landowners improved -direct mailing?  9) Application process (normal rural uses) is streamlined to the extent possible. One window at local municipality unless a CA permit or NEC DP is needed. The local municipality should be able to determine if CA or DP needed. The one window approach should not require applicants to go to multiple departments in municipality. It is time to look at further ways of streamlining such as allowing an applicant for farm buildings to opt out of normal building review provided the building is designed and certified by a Professional Engineer.  10) Application Fees are kept to a minimum (normal rural uses). As most of the process is to protect the public interest it is onerous to ask applicant to pay.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p>11) Application approval time should typically not be more than 20 days at municipality.</p> <p>Appendix E</p> <p>Agriculture Needs We are indebted to Sandy Grant for pointing out that in Halton we need to articulate what agriculture “needs” because the Region of Halton continues to fail to incorporate these needs in their programs and policies despite their stated support for agriculture.</p> <p>The following is HRFA’s work to date.</p> <p>Drainage: Proper drainage is essential for farmland to be productive. It includes both surface and subsurface (tile) drainage. Like roadside ditches farm drains must be maintained.</p> <p>Water: Access to water is critical for livestock farms and irrigation dependent crops. Almost all farmland can be made more productive with irrigation. It is expected that as more traditional agriculture is replaced by produce and greenhouse/nursery more irrigation will be needed.</p> <p>Land: Farmland is a limited resource. There are many competing uses. Until farm product prices allow agriculture to be viable with land costs at what the competing uses can pay for land, then it will be tough to keep land in agriculture.</p> <p>Labor: Many Farms require hired employees. Access to workers of various skill levels is required.</p> <p>Crop Inputs: Access to seed, fertilizer and all Federally approved pesticides as well as Organic and other inputs is essential to agriculture. Although many types of inputs are appropriate for many types of farms, it simply will not work to expect all of agriculture to forego approved products.</p> <p>Farm Infrastructure: Buildings, grain storage, hydro, yards, driveways and farm field access are all important. As well farms need associated infrastructure for value added and value retention projects. Farm Markets and farm help accommodation are also needed. For livestock farms in addition to barns, other infrastructure includes pens, yards, feed and manure storage and handling, as well as livestock handling facilities.</p> <p>Accommodation of Farm Equipment on Roads: Wide equipment, farm inputs and farm produce all needs to move by road.</p> <p>Mortgage Value: Agriculture needs large amounts of capital some of which is borrowed as a mortgage. Anything that threatens the value of a property may reduce its mortgage worth and hence the availability of capital.</p> <p>Reasonable Property Tax System: Farmland should not be taxed out of agriculture. The property tax system can encourage all farmland to be farmed. Further discussion on a reasonable tax system especially for value added can be found elsewhere.</p> <p>Wildlife Control or Compensation: Farms need to be able to control wildlife or be compensated for the damage caused by it. Other related issues farms have with wildlife are disease transfer from wildlife to domestic animals (also humans – rare) and the cost of disease control prevention.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Control of Vegetation: Vegetation may harbor pests that infest crops requiring additional control measures. As well vegetation may compete with crops for water sunlight and nutrients as well as negatively impact farm infrastructure, such as drainage, lanes and hydro lines.</p> <p>Flexibility: Agriculture is constantly changing as it strives to survive. The types of agriculture in Halton, is transitioning. The government of Ontario is encouraging value added and value retention. This means that all Normal Farm Practices should be supported and encouraged.</p> <p>Certainty: As agriculture changes it needs certainty that the limits it must comply with are consistent and long term. Agriculture needs certainty that it will have support when conflicts arise. Agriculture needs certainty that programs and policy are long term and consistently interpreted. And where permits are required agriculture needs certainty about the approval.</p> <p>Low Cost Process for Approvals: Agriculture cannot pass on the cost of the planning/approval process. There are many more small projects over a larger area than urban development. The projects are often necessary but used relatively little. For example, a culvert for an intermittent water course which might be crossed 10 times in a year, costs \$ 400. It takes two hours to install. If the process costs \$500 and the studies cost \$1000 for engineering and \$3000 for environmental assessment and 30 or more hours of the farmers time, then the project is unfeasible even if it is permitted. Even farm buildings tend to be simpler and pre-engineered and hence need little from the building department. However, development charges or permits fees would make most projects uneconomical.</p> <p>Profitability: Farmers need to be profitable to have a sustainable future. In the past, many farmers relied on the increasing equity in the land to finance retirement. Now that the development potential of land has been severely curtailed, many farmers will have difficulty with retirement funds. Retirement funds must be generated from farm profits especially for the younger or starting farmers.</p> <p>Appendix F</p> <p>LPS45-18 - Provincial Natural Heritage System and Agricultural System Mapping</p> <p>Motion to Amend  Moved by: John Taylor  Seconded by: Rick Bonnette</p> <p>THAT the recommendations in Report No. LPS45-18 be deleted and replaced with the following:</p> <p>WHEREAS Halton Region supports the protection of lands for agriculture for the long-term use for agriculture, while recognizing the importance of the long-term protection of a natural heritage system;</p> <p>WHEREAS the Provincial Growth Plan requires municipalities to incorporate the Provincial Natural Heritage System mapping as an overlay in official plans;</p> <p>WHEREAS the Provincial Growth Plan requires municipalities to designate the Provincial Agricultural System mapping and protect these areas for long-term use for agriculture in official plans;</p> <p>WHEREAS the Region has commenced its Official Plan Review and in accordance with the Planning Act, must conform with, or not conflict with, the Provincial Growth Plan;</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>WHEREAS the Official Plan Review will include a mapping process;</p> <p>NOW THEREFORE BE IT RESOLVED:</p> <p>THAT through the Official Plan Review, Halton Region will amend its plan to conform to the Provincial Growth Plan, by:</p> <p>a) Providing for the natural heritage system as an overlay,  b) Providing for the agricultural system as a land use designation, and  c) Ensuring that consultation occurs with the agricultural community, stakeholder groups and the public with respect to the natural heritage and agricultural system mapping process.</p> <p>AND THAT a copy of Report No. LPS45-18 be forwarded to the City of Burlington, Town of Halton Hills, Town of Milton, and Town of Oakville for their information.</p> <p>Mayor Burton requested that circulation to the Ministry of Natural Resources and Forestry, Ministry of Agriculture, Food and Rural Affairs, Ministry of Municipal Affairs and Halton's MPP's be included. This was accepted as a friendly amendment.</p> <p>Motion to Amend the Amendment  Moved by: Tom Adams  Seconded by: Rob Burton</p> <p>THAT the following words be inserted following the word "overlay" in clause a) of the amendment:</p> <p>"with a policy framework to protect the Regional Natural Heritage System not outlined in the provincial Natural Heritage System mapping."</p> <p>Councillor Taylor requested that a recorded vote be taken on the Motion to Amend the Amendment, and the results are as follows:</p> <p>Yeas: Carr, Adams, Best, Bonnette, Burton, Cluett, Duddeck, Elgar, Fogal, Gittings, Knoll, Krantz, O'Meara (13).</p> <p>Nays: Craven, Dennison, Goldring, Lancaster, Meed Ward, Sharman, Somerville, Taylor (8).</p> <p>As a result of the recorded vote, the Motion to Amend the Amendment CARRIED</p> <p>Motion to Amend – As Amended  Moved by: John Taylor  Seconded by: Rick Bonnette</p> <p>THAT the recommendations in Report No. LPS45-18 be deleted and replaced with the following:</p> <p>WHEREAS Halton Region supports the protection of lands for agriculture for the long-term use for agriculture, while recognizing the importance of the long-term protection of a natural heritage system;</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>WHEREAS the Provincial Growth Plan requires municipalities to incorporate the Provincial Natural Heritage System mapping as an overlay in official plans;</p> <p>WHEREAS the Provincial Growth Plan requires municipalities to designate the Provincial Agricultural System mapping and protect these areas for long-term use for agriculture in official plans;</p> <p>WHEREAS the Region has commenced its Official Plan Review and in accordance with the Planning Act, must conform with, or not conflict with, the Provincial Growth Plan;</p> <p>WHEREAS the Official Plan Review will include a mapping process;</p> <p>NOW THEREFORE BE IT RESOLVED:</p> <p>THAT through the Official Plan Review, Halton Region will amend its plan to conform to the Provincial Growth Plan, by:</p> <p>a) Providing for the natural heritage system as an overlay, with a policy framework to protect the Regional Natural Heritage System not outlined in the provincial Natural Heritage System mapping,</p> <p>b) Providing for the agricultural system as a land use designation, and</p> <p>c) Ensuring that consultation occurs with the agricultural community, stakeholder groups and the public with respect to the natural heritage and agricultural system mapping process.</p> <p>AND THAT a copy of Report No. LPS45-18 be forwarded to the Ministry of Natural Resources and Forestry, the Ministry of Agriculture, Food and Rural Affairs, the Ministry of Municipal Affairs, Halton's MPP's, the City of Burlington, Town of Halton Hills, Town of Milton and Town of Oakville for their information. Councillor Taylor requested that a recorded vote be taken on the Motion to Amend, as amended, and the results are as follows:</p> <p>Yeas: Carr, Adams, Best, Bonnette, Burton, Cluett, Craven, Dennison, Duddeck, Elgar, Fogal, Gittings, Goldring, Knoll, Krantz, Lancaster, Meed Ward, O'Meara, Sharman, Somerville, Taylor (21).</p> <p>Nays: None (0).</p> <p>As a result of the recorded vote, the Motion to Amend, as amended, CARRIED UNANIMOUSLY</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
17	Mervyn Russell	<p><b>February 17, 2021</b></p> <p><b>A Presentation in Support of :A Resolution to Extend the Consultation Period for the Regional Official Plan Review Given to the meeting of the Council of the Region of Halton on February 17<sup>th</sup> 2021</b></p> <p>Chairperson Garry Carr and Honourable Councilors, my name is Mervyn Russell. I am a retired clergy person with over 50 years experience and I am speaking with the permission and support of the Rector of the Anglican Church of the Incarnation, Oakville, Archdeacon, Michael Patterson. I thank you for the opportunity to present to you today.</p>	<p><b>Housing:</b></p> <p>More information on trends related to housing forms and typologies, as they apply to the Regional Official Plan Review, can be found in the Growth Concepts Discussion Paper and specifically within <u>Appendix B, the Land Needs Analysis</u> (pdf). For its Land Needs Analysis, as directed by the Provincial Policy Statement, 2020, and the Growth Plan, 2019, Halton has researched trends in market demand and balanced these findings with direction to achieve higher densities in</p>

No.	Source	Submission	Response
		<p>I am here to speak in support of the Resolution moved by Councillor Jane Fogal of Halton Hills and which, I believe, is being seconded by yourself, Chair Carr.</p> <p>I understand this resolution to be an act of resistance for the Council to unite around. I say this because this resolution seems to me to give Council the opportunity of resisting an expression of governing by the Provincial Government that is in opposition to the principles that this Council has expressed in the revision of its Official Plan.</p> <p>What are these principles? I believe there are four.</p> <p>The first is the principle of <b>responsibility</b>-- responsibility as regards care for the environment, and for the health and safety of the residents of this Region in a time of climate change. Council, and all its municipalities, have passed Climate Emergency Resolutions recognizing that carbon emissions are heating the atmosphere in a manner that is adversely changing the interactions of the global systems that support all life on this planet. Council also clearly recognizes the need to maintain the sustainability of both the variety and vitality of living creatures and preserving the essential quality of the planet's air, water and soil.</p> <p>The care of the environment is not an important concern of this Provincial Government. From almost the first day when they dismissed the Environmental Commissioner to their recent disempowering of the Conservation Authorities, we have seen their dismissive attitudes and actions towards responsibility for the environment. In this instance, less density of housing means less agricultural land but more urban sprawl with more carbon car fumes</p> <p>In the development of the revision of its Official Plan, Council has recognized the need for <b>proportionality</b>. The process has set out various areas to be considered; Climate, Natural Heritage, Agriculture, Transportation, Municipal Intensification, Housing and Industrial Development etc, recognizing that all these aspects of the Region are present and need to be considered in a manner that respects the importance of each one, but combines them in as harmonious a manner as possible.</p> <p>It seems the Provincial Government does not have that appreciation for inclusiveness. It seems to me and many others, that, as far as planning of the land is concerned, this Provincial Government is almost exclusively focused on acquisitiveness, that is, the making of money. It sees land first and foremost as a commodity whose value is entirely market driven so as to make as much profit as quickly and easily as possible: as if big bank accounts and multiple possessions solve all our problems and satisfy all our hopes and longings.</p> <p>The third principle I recognize in the Council's process is <b>creativity</b>. Councils seems to recognize that what has happened as urban and industrial development is boring, inconvenient, wasteful and unhealthy. It is open to developing new kinds of urban areas in which the majority of everyday needs of food, recreation, education, health, are within walking distance and within an environment with trees, grass, flowers, birds and small animals. Urban hubs where life is more stimulating and satisfying.</p> <p>On the basis of the Provincial government's commitment to low intensity building expansion, it would seem it is still supporting extensive areas of sprawling, monotonous dullness. They are like those who still think that good food is over-cooked meat with limp vegetables. Other parts of the world offer much more appetizing and enjoyable possibilities in housing, as well as cuisine.</p>	<p>new community areas and higher rates of intensification in existing community areas.</p> <p>Halton Region continuously monitors housing construction activity, as well as supply and demand for ownership and rental tenures, and publishes its findings through the annual State of Housing Report. These findings help the Region understand its progress in achieving two key targets which are required by <u>Section 86(6) of the Regional Official Plan</u>: To achieve a new housing unit completion mix of at least 50% apartment and townhouse units annually, and to achieve an affordable housing unit completion mix of at least 30% annually. Analysis of 2020 housing metrics can be found in the 2020 State of Housing Report which is available on the Region's <u>Comprehensive Housing Strategy</u> page.</p> <p><b>Rural and Agricultural System:</b></p> <p>The recommended mapping of Prime Agricultural land is reflected in RAS-1. Furthermore, the ability to broaden permissions which will assist farms in diversifying and supplementing farm income is intended to assist with farm viability as outlined in RAS-2</p> <p><b>Climate Change:</b></p> <p>Regional staff recognize the ongoing impacts of a changing climate and seek to make actionable changes through nine (9) climate change-specific policy directions to update the Regional Official Plan that is driven by Provincial policies and plans. In addition to the nine policy directions, a climate change lens has also been applied to other policy direction theme areas to emphasize the relationship climate change has with various land use policy areas. More fulsome details are available in the Policy Directions Report.</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> <p><b>Integrated Growth Management Strategy:</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</p>

No.	Source	Submission	Response
		<p>The last principle used in the Council's process that I have appreciated is <b>democracy</b>. True, the public has not been asked to vote on the various proposals in order to decide what should be done; however, voting is not all of democracy. Full democracy means encouraging and enabling the public to be aware of what can and should be done in society and to provide opportunities for discussion and evaluation of different opinions and then voting for representatives and parties that they think will make the best decisions, The process you have followed is a democratic process.</p> <p>The Provincial Government usually acts in very different manner. It seems to assume that having won an election they have the right and the power to impose whatever they want, without consulting or, often, even respecting, either those who may have valuable expertise and experience, or those who are going to be most impacted by their decisions. It is "Do it our way or we'll do it for you." 'Our way or the highway', or in this case: 'Our way and the highway. This has been their modus operandus as regards, not only the environment, but health, education, transportation, local government. It is particularly wrong in the middle of a pandemic when public consultation is especially difficult. The present Provincial Government is highly authoritarian.</p> <p>This resolution is an act of resistance. I am glad you are going to share it widely. The Provincial Government has pulled back when challenged by ample and determined opposition. If enough municipalities support this motion, the Provincial government may retreat. To further help this to happen I urge you to trust your constituents. Let each one of you send a communication to each household, explaining what you are doing and why. I believe the people of Halton respect <b>responsibility, proportionality, creativity and democracy</b>.</p> <p>You are not just resisting urban sprawl, or even disregard for the environment, important as they are. You are also resisting bad government.</p> <p>Thank you Mr. Chair</p> <hr/> <p><b>May 13, 2021 VIA Email</b></p> <p>What have been the researched and documented trends over the last 10years of various housing types eg single dwellings; semi-detached dwellings, row housing, middle storey housing, high rise housing?</p> <p>Mervyn Russell</p> <hr/> <p><b>November 18, 2020</b></p> <p><b>A SUBMISSION BY HALTON ADVOCACY FOR CLIMATE EMERGENCY NOW [HACEN] TO THE PUBLIC REVIEW OF THE OFFICIAL PLAN OF HALTON REGION</b></p> <p>Mr Chairperson, Honourable Councillors, Chantelle Mishael and myself, Mervyn Russell, are making this submission on behalf of Halton Advocacy for Climate Emergency Now, HACEN. HACEN has encouraged and supported local municipalities passing Climate Emergency resolutions and in developing resourced plans to reduce energy consumption and the production of Green House Gas Emissions in order to</p>	<p>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>


No.	Source	Submission	Response
		<p>conform to the Paris Convention. HACEN has also initiated the Oakville Climate Hub which is associated with The Climate Reality Project,Canada.</p> <p>Ms. Mishael is a resident of Oakville. She is a Waste Management Auditor and has worked for environmental groups in Halton for several years. I am a retired clergy person who is active in various local and international social issues. We appreciate the opportunity to speak to you today. Our submission has been prepared by HACEN and is endorsed by Grand[m]others Act to Save Planet, GASP. GASP is a sizable Halton based community group which has been doing the same kinds of advocacy work as HACEN. The two groups often partner together. It is also endorsed by the Oakville Climate Hub.</p> <p>We want to begin by emphasizing, very concisely, but firmly, the need for the Official Plan to retain all its natural heritage, vibrant ecosystems; its agricultural lands and community, and its Green Belt. If Halton is to promote a good quality of mutually supporting life, both human and non human, and if it is to reduce its green house gas emissions, it is essential that Halton's open areas do not become covered with sprawling, separate-unit, housing estates which are very beneficial to developers, but very detrimental to the environment, There will have to be increased housing, but let the Region insist that it be done in compact neighbourhoods, using building height and well as width, and, where ever possible, filling in existing grey and brown areas. We also urge the Region to make transportation as emission free as possible, through the installation of safe sidewalks and bicycle lanes, and a coordinated system of electrically powered buses.</p> <p>In relation to land use I want to make a few remarks about agriculture. Agricultural lands need to be retained. They can be carbon sinks. Their protection can prevent urban sprawl. They can provide local food and, thereby, reduce food transportation emissions. However, to provide these benefits certain characteristics must be in place. There must be a viable agricultural community with local access to the supply services it needs. Financing systems need to be in place to enable younger farmers to buy farms when the present, increasingly aging generation retires and needs the equity from the farm to finance his or her retirement. There must be incentives for farmers to develop off farm sales at local farmers markets. There must be opportunities for farmers to integrate appropriate business into crop and livestock farming. That is, there must be government facilitation of establishing wind or solar farms, biomass converting units, and so increase farm income, which is often rather volatile. The installation of biomass converters also provides farmers with a supply of organic fertilizer which will have the consequence of making the land a better carbon sequesterer, than land applied with fertilizers provided by chemical and agribusiness corporations, which generate green house gases.</p> <p>But, for any of this to happen agricultural land must be preserved. On the basis of our authoritarian, business priority, provincial government's treatment of conservation authorities, any hope of protecting any land from housing, commercial or industrial developers is extremely slim.</p> <p>Chantelle will complete our presentation.</p> <p>In recent months in Ontario we have seen a greater shift towards responsibility for waste that is produced at all stages of product life. This has resulted in more policy being put in place to enforce manufacturer responsibility which has come about as a result of a decreasing market for our waste overseas. Unless we significantly reduce and and divert Halton's waste we will await the next local waste facility to reach capacity or shut down unexpectedly, or for haulers to reject divertibles and send them to land fill.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>


No.	Source	Submission	Response
		<p>When we are looking forward in planning for one of the fastest growing regions in Canada, we cannot overlook our own accountability for the waste we produce, as well as the life span and current capacity of our waste management services. While the Region has done a good job in expanding organic collections and recycling programs for residents, it has failed to make any progress in implementing source separation programs for the industrial, commercial and institutional sectors. I ask that the Region consider these factors when planning future land use and budgeting.</p> <p>The Region is currently rolling out full programs for residents and has reached full capacity. We have yet to introduce recycling and composting for businesses, and, in addition, we have yet to see the full growth of our population. However, we are already at full capacity. Will there be any consideration within the review of the Official Plan about the required budget and the physical space needed to accommodate our increasing waste demands in a sustainable way, and for a more augmented budget to help increase diversion by implementing programs to help reduce and divert waste as much as possible? For example, providing more accessibility to services that collect hazardous waste, electronics, furniture, diapers and other resources like textiles, wood and food from residents and businesses? I think there is the potential to create business opportunities here instead of simply garbage.</p> <p>Hamilton composting facilities shut down for several months last year and have implemented more measures to reduce the acceptance of waste from outside the municipality. Halton now transports organic food waste to a facility near London, Ontario. While green house gases from waste only contributes 5% of total emissions in Halton, this does not include the impacts from how far our waste is traveling. How will the Region ensure that our waste can, and will, be accepted and processed in a sustainable way for the foreseeable future?</p> <p>Halton's food waste is a staggering 50%. When considering protecting agricultural land and promising food security for future generations, has the Region considered how we will maintain the integrity of the soil of any land that will be saved from developers? Has it looked to see how we can support farmers by using our organics to produce and return a continuous supply of good soil and soil nutrients back into our community? I ask that the Region look at the potential market we are literally throwing away by not creating composting facilities and systems throughout Halton. They would not only reduce travel time, lower green house gas emissions, and create a viable end market product, but could also produce 40% more jobs than if it is simply disposed of, as at present.</p> <p>The Region has attempted to have businesses become more environmentally friendly by switching to compostable packaging. However, businesses have not been asked to compost. Maybe these materials are ending up in landfill because businesses do not recognize what waste management auditors, such as myself, consider compostable items. The message businesses are receiving is confusing and, consequently, our efforts are ineffective. We will never see adequate diversion unless we have standardization throughout the Region, along with the confidence that we have a facility that can process and utilize what we consider is organic waste.</p> <p>In an attempt to be more resilient and self sufficient within Halton, there is simply no time to continuously depend on other municipalities or countries to accept our waste. The measures mentioned should not be overlooked. One of the most affluent of communities in Canada needs to wake up to realize that waste is not waste until it is wasted, and I urge the Region to explore creating opportunities to create a truly circular economy.</p> <p>We respectfully make this submission in the name of Halton Advocacy for Climate Emergency Now. [HACEN]</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>




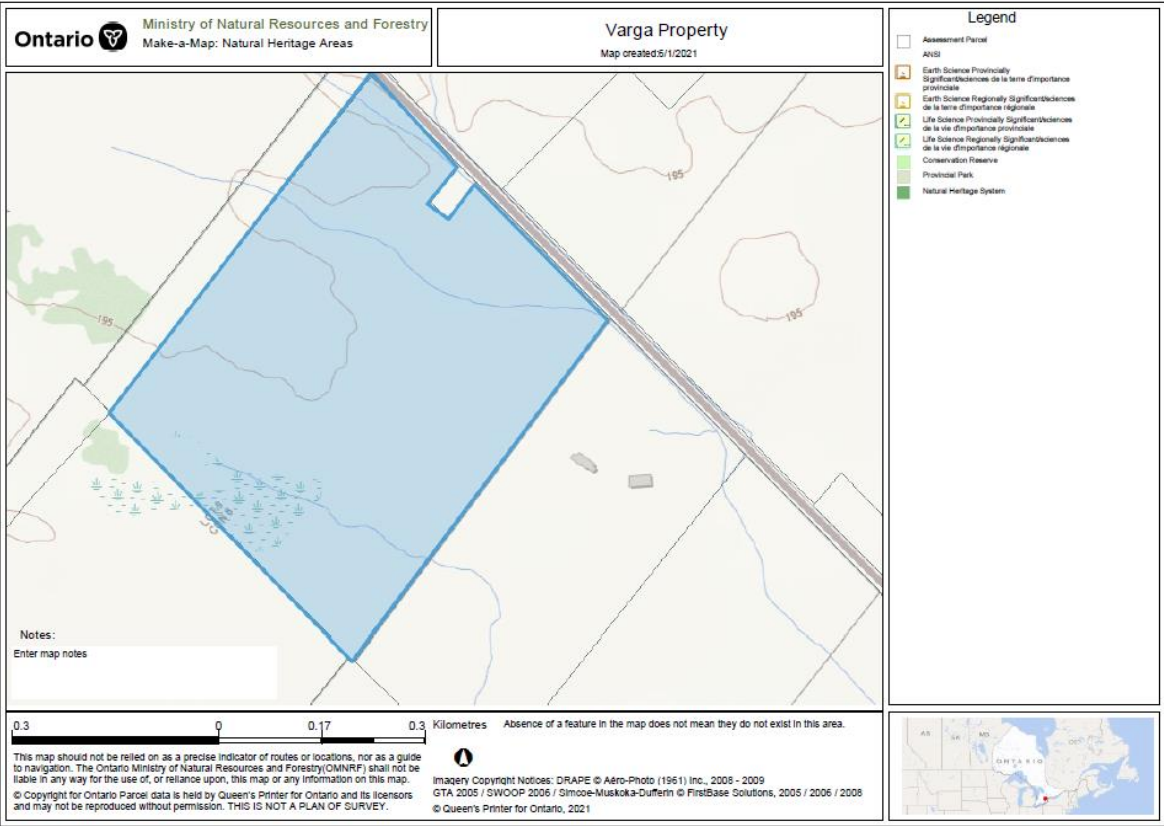
No.	Source	Submission	Response
		<p>Mervyn Russell Chantelle Mishael</p> <p>November 18th 2020</p>	
18	Varga Family Farm Partnership	<p><b>June 2, 2021</b></p> <p><b>From:</b> Elaine Gosnell <b>Sent:</b> Wednesday, June 02, 2021 4:07 PM <b>To:</b> Steve Varga</p> <p><b>Subject:</b> Varga property wetland assessment 8th Line, Milton, ON proj2638</p> <p>Hello Steve,</p> <p>NRSI was retained by Frank Varga, property owner, to investigate wetlands shown on MNRF mapping on his property on 8th Line in Milton. I have reviewed the site, and there are no wetlands present. Please see the attached letter with photos and maps for your review. Please feel free to call or email me with any questions.</p> <p>Thank you,</p> <p>Elaine</p> <p><a href="#">Elaine Gosnell</a> B.Sc. P.Biol. Senior Terrestrial and Wetland Biologist <b>Natural Resource Solutions Inc.</b></p> <p><b>MEMO</b></p> <p><b>Natural Resource Solutions Inc. – Aquatic, Terrestrial and Wetland Biologists</b></p> <p>#2638</p> <p>To: Steve Varga, MNRF Cc: Leilani Lee-Yates, Heather Ireland; Region of Halton Jill Hogan; Town of Milton Frank Varga; Varga Family Farm Partnership From: Elaine Gosnell Date: June 2, 2021 Re: Concession 8, Pt Lot 9, 8th Line, Milton. Wetland Assessment</p>	<p>Regional staff met with the landowner and consultants to discuss the draft proposed Regional Natural Heritage System Mapping on May 5, 2021. At the meeting, the presence of the Provincially Significant Wetland on the property was discussed and a request from the landowner was made to have it removed as it was in their opinion that it was present on the landscape. The landowner was advised that the Provincially Significant Wetlands shown on the property are identified and mapped by the Ministry of Northern Development, Natural Resources and Forestry (NDMNRF). Any re-evaluations to the boundaries of Provincially Significant Wetlands must be reviewed and approved by MNRF. MNRF will need to update the Provincially Significant Wetlands mapping in order for any wetlands refinements to be reflected in the draft RNHS. The submitted memo was subsequently provided to the NDMNRF. Alternatively, the re-evaluation may occur through the subsequent studies of the Trafalgar Secondary Plan, which is not currently in effect.</p>

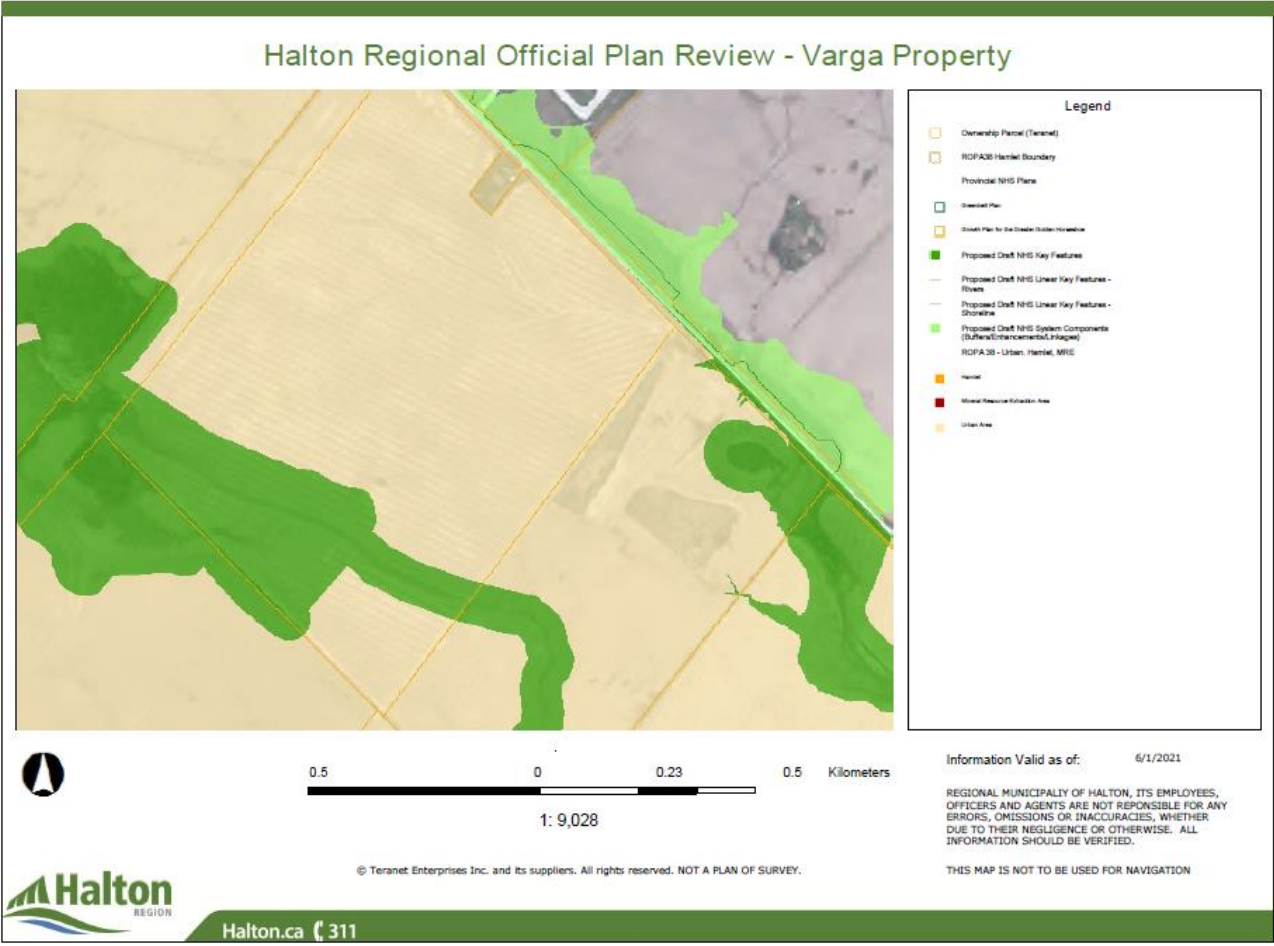
No.	Source	Submission	Response
		<p>Natural Resource Solutions Inc. (NRSI) was retained by the landowner (Frank Varga) of the property at Pt Lot 9, Concession 8 in Milton, to assess the presence of wetlands on the property. Wetlands have been mapped on the property by the Ministry of Natural Resources and Forestry (MNRF) as shown on the Natural Heritage Information Centre online interactive database mapping and as a result have been incorporated into the proposed Natural Heritage System mapping by the Region of Halton. The NHS mapping was viewed using the Region's online accessible mapping under the ROPA 38 tab. Existing natural heritage feature and system mapping is shown on Maps 1 and 2 appended to this memo. The purpose of this assessment was to confirm the presence/absence of wetlands on the property and to reconcile this with MNRF and Halton Region's mapping.</p> <p>On May 26, 2021, NRSI biologist and certified wetland evaluator Elaine Gosnell, visited the site to document the existing conditions.</p> <p>The subject property is under active agricultural use and almost the entire land parcel has been planted with corn (2021). The mapped wetland is shown at the west corner of the property. Upon visiting the site, it is apparent that the lands have been tile drained and are being used for agriculture, and have been in this state for some time. A review of Google Earth historical imagery shows that the area had some naturalized vegetation in 2005, but has not been present since at least 2007. Wooded and wetland habitats are present on the lands immediately adjacent. Photos of the area in question are attached to this memo. Photo 1 shows the area that was mapped as wetland and part of the NHS, looking from the west corner, southeast down the rear property line. Photo 2 shows the soil conditions in this area, corn stubble from last year and 2021 planted corn. The area in question is in agricultural use and no wetlands are present on the subject property.</p> <p>Based on this investigation it is recommended that the MNRF update their wetland mapping to remove this portion of wetland from the subject property. The Halton Region proposed NHS mapping should also be updated to reflect the current condition.</p> <p>I trust this information is sufficient to update the mapping. Should you have any questions or comments regarding this assessment, please do not hesitate to contact the undersigned.</p> <p>Sincerely,</p> <p>Natural Resource Solutions Inc.</p> <p>Elaine Gosnell, B.Sc., P. Biol. Senior Terrestrial and Wetland Biologist Certified Wetland Evaluator</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p data-bbox="758 1507 1852 1568">Photo 1. Looking from west corner, towards the south, along the property line. Area mapped as wetland is circled in red.</p> <p data-bbox="758 1749 1432 1796">Natural Resource Solutions Inc. Concession 8, Pt Lot 9, 8th Line, Milton. Wetland Assessment Wetland Assessment</p>	<p data-bbox="2001 304 2790 370">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p data-bbox="801 1568 1827 1628">Photo 2. Looking from southwest property line across the field toward the east. Taken in area mapped as wetland by MNRF.</p> <hr data-bbox="801 1709 1839 1713"/> <p data-bbox="801 1717 1423 1757">Natural Resource Solutions Inc. Concession 8, Pt Lot 9, 8th Line, Milton. Wetland Assessment Wetland Assessment</p> <p data-bbox="1818 1717 1839 1737" style="text-align: right;">4</p>	<p data-bbox="2004 278 2790 338">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p data-bbox="665 1018 1218 1084"><b>Appendix I</b> Halton Region and MNRF Wetland Mapping</p>	<p data-bbox="2001 274 2787 338">Comments are acknowledged. Please see above for a detailed response.</p>

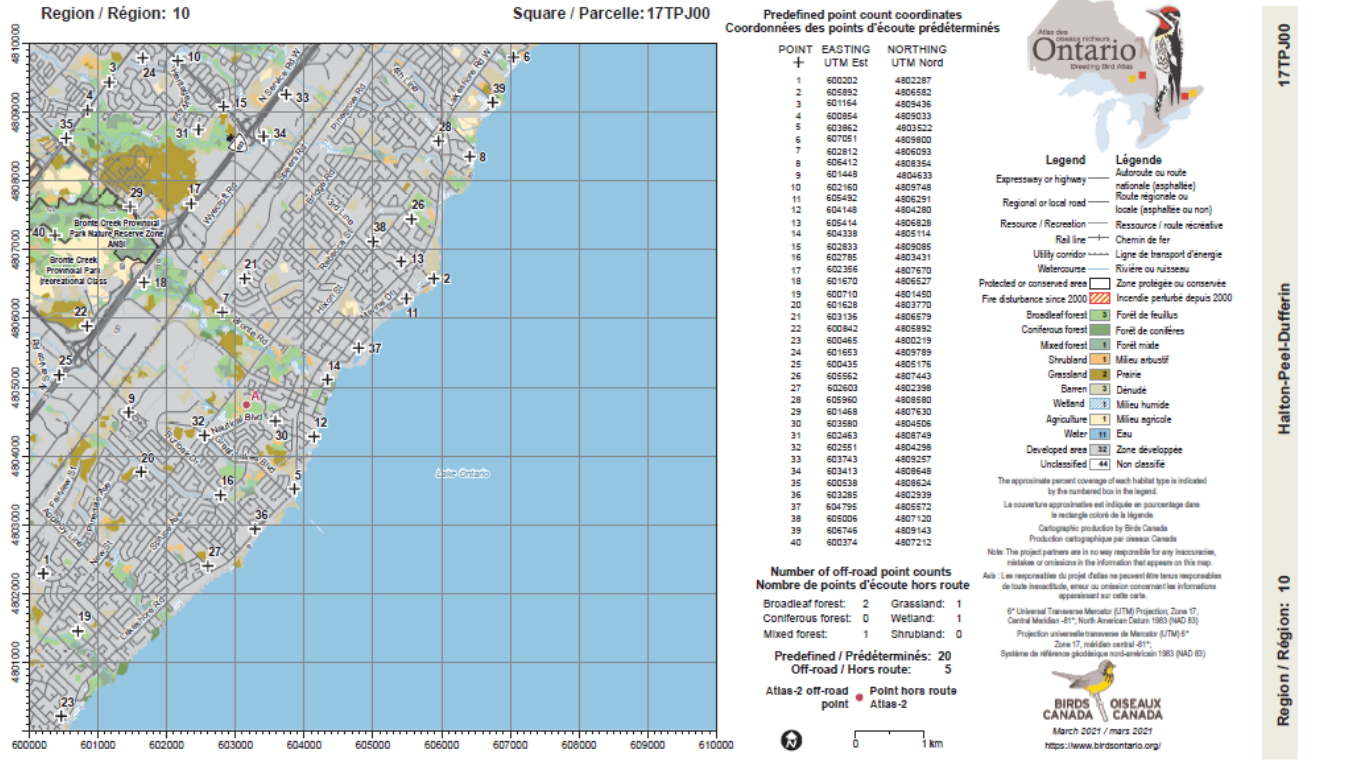
No.	Source	Submission	Response
		 <p>The map displays the Varga Property with several assessment parcels outlined in blue. A legend on the right identifies various natural heritage areas, including provincially and regionally significant areas for Earth Science, Life Science, and Conservation. A scale bar at the bottom indicates distances up to 0.3 kilometers. A disclaimer states that the map is not a precise indicator of routes or locations and is not a plan of survey.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
			<p>Comments are acknowledged. Please see above for a detailed response.</p>
19	Diane Green	<p><b>June 4, 2021</b></p> <p>ROPR Consultation Team Gary Carr, Halton Regional Chair Town of Oakville Council</p> <p>Good morning,</p> <p>Following are my comments on the policy framework within the ROP concerning changes to the Natural Heritage System. My concerns relate to the protection of bird habitat and the unexplained removal of areas especially within the Town of Oakville, from the Regional NHS. As well, there are areas subject to strong development pressures which I feel are not adequately protected, due to lack of clear targets within the ROP, for example with respect to percent tree cover within the urban areas.</p> <p>Thank you for the opportunity to comment.</p> <p>Sincerely,</p>	<p>In response to the comments on public parks being removed from the draft proposed Region's Natural Heritage System (RNHS) mapping, the mapped key features and components of the RNHS as identified in Section 115.3 and 115.4 of the Regional Official Plan (ROP) are not being proposed for removal from parks and parkettes. Significant Wildlife Habitat based on the Provincial Policy Statement (2020), is an unmapped key feature in the draft proposed RNHS mapping as the Region does not have sufficient data to map this key feature for the entire Region. If development is being proposed under a Planning Act application within and/or adjacent to the RNHS, ROP policies do require that an Environmental Impact Assessment is completed to demonstrate that the development proposal will result in no negative impacts to the RNHS, including any unmapped key features that must be identified as part of the study. Those lands within public parks that are located outside of the draft proposed RNHS will be designated and zoned by the local municipalities. The ROP policies for uses permitted in the RNHS are more restrictive and would not permit certain uses that</p>

No.	Source	Submission	Response
		<p>D. Green Oakville</p> <p>cc. Karen Brock, President, Oakvillegreen Conservation Association Chris Motherwell, President, Hamilton Naturalists Club Stephen Crawford, MPP, Oakville</p> <p><b>Natural Heritage System</b></p> <p><b>In its draft discussion paper and in the Region’s Refinement Mapping Memo of March 2020, multiple areas are being removed from the NHS particularly in Oakville. The removals include smaller parks as well as stormwater ponds. In addition some key areas close to the Lake which should be in the NHS are not included.</b></p> <p><b>In general there is a lack of connection and linkage between key features and some areas are being removed without clear explanation as to why.</b></p> <p><b>a) Migratory landbird habitat</b> There is no protection of migratory bird habitat for small areas nearest to the Lakeshore where development pressures are greatest. Only one area has been designated within Livable Oakville, Shell Park, based on a 2000 OMB hearing as Significant Wildlife Habitat. It is illogical to presume that other areas within South Oakville are not also important stopover habitats. Leaving these areas as unmapped features will I feel ensure their demise.</p> <p>Examples include</p> <ul style="list-style-type: none"> <li>• Regional Parks such as Burloak and Bronte are not in the NHS. Bronte Beach and Bronte Bluffs on the west side of Bronte Creek south of the Lakeshore are not in the NHS and instead are designated as Growth Area in Livable Oakville, Schedule F. These spots have been monitored for decades by birders from the Hamilton and South Peel Naturalists Clubs and they should be in the Regional NHS and protected from development.</li> <li>• Parks such as Coronation Park are not in the NHS</li> <li>• In addition Nena Woods Park and other small parks throughout Oakville are being removed from the Regional NHS without explanation</li> <li>• Other small areas for example along southern Fourteen Mile Creek are being removed and its not clear why.</li> <li>• Stormwater ponds and the surrounding vegetated areas are being removed from the NHS and the rationale is not clear as to why</li> </ul> <p>According to the Upper Mississippi River and Great Lakes Region Joint Venture Landbird Habitat Conservation Strategy, June 2007, areas within .4 km of the Great Lakes are critical stopover habitats and small patches can be critical components of a broader strategy.</p> <p>Recommendations include: <i>Focus on stopover sites where they appear especially needed, along Great Lakes shorelines and islands and isolated habitat patches in urban and agricultural landscapes; these areas will likely be different than sites important for breeding birds and require different conservation strategies (Ewert et al. 2006).</i> <i>Conservation strategies needed to maintain a network of stopover sites in the JV region include:</i></p>	<p>are typically located in public parks outside of the RNHS such as hard surface pathways, play structures, soccer and baseball fields, etc.</p> <p>In response to comments about SWM ponds, staff notes that in the current Regional Official Plan, this infrastructure is generally not permitted or considered to be part of the system due to its potential negative impacts on the system.</p>



No.	Source	Submission	Response
		<p><i>a) Protect natural or restored vegetation near the Great Lakes shoreline, especially &lt;0.4 km from shore, and in highly fragmented stretches of shoreline (e.g., Lake Erie, Lake St. Clair, southern Lake Michigan, southern Lake Huron) and sites &gt;4 km from any other natural shoreline vegetation (Ewert et al. 2006).</i></p> <p><i>b) On Great Lakes shorelines, create vegetation patches (they can be &lt;1 ha) on municipal lands or small private parcels and acquire or seek long-term management agreements with landowners to secure these areas.</i></p> <p><i>c) Develop strategies to protect the most isolated natural or restored vegetation patches in agricultural or urban landscapes (those &gt;4 km from another patch). Identify and map locations of these patches and initiate work in these landscapes (e.g., programs comparable to the USDA Conservation Reserve Program).</i></p> <p><i>d) Work with local organizations to plant native plant species that are heavily used by migrating landbirds, especially where stopover sites in the JV are scarce. Ensure restorations create structurally and species-diverse cover.</i></p> <p>The Ontario Breeding Bird Atlas is currently in its third five year iteration. As part of that project Bird Studies Canada has produced detailed habitat maps for 10 km square blocks throughout Ontario, including in the Region. Those maps are designed to assist volunteers to undertake standardized surveys of candidate breeding bird habitat. Those maps could be incorporated into the Regional OP to identify candidate bird habitats. I have attached an example demonstrating the degree of detail.</p> <p><b>b) Habitat associated with manmade structures under the environmental assessment process.</b> The Environmental Assessment process is being misused to justify inadequate protection of bird habitat associated with manmade facilities. Recent changes to the policy and legislative framework have exacerbated the imbalance between natural habitat protection and engineering operations and maintenance activities purported to address public safety.</p> <p>Examples include</p> <ul style="list-style-type: none"> <li>Proposed removal of mature trees along the Lakeshore between Bronte and Dorval Drive. Tree cover loss is an ongoing problem in Oakville with mature trees being removed on private lots with the payment of a fee. Trees in the public sector therefore deserve all the more protection. Projects such as the proposed expansion of Lakeshore Road often justify the removal of trees under the rubric of safety. The ROP has many policies related to trees but none to specify that there are mandated targets for tree cover protection.</li> <li>Removal of stormwater ponds from the NHS. Over time these ponds take on the habitat functions that were previously associated with natural wetlands. The loss of Great Lakes wetlands has meant that birds naturally gravitate to these stormwater ponds. Birders often monitor these ponds and some are known to attract over 160 species. Activities such as dredging and vegetation removal disturb habitat for these birds. In a recent example a pair of screech owls were observed at a pond and then the pond was completely dredged without consideration of the possibility that the owls were breeding in the trees that were removed. Removal of these ponds and surrounding vegetation from the NHS will greenlight operational and maintenance activities without due consideration to wildlife habitat.</li> <li>Evidence of swallow nest removal under the Lakeshore Bridge at Bronte. There is no justification for this habitat destruction as the birds do not represent a safety risk.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

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		 <p>Region / Région: 10 Square / Parcelle: 17TPJ00</p> <p>Predefined point count coordinates / Coordonnées des points d'écoute prédéterminés</p> <table border="1"> <thead> <tr> <th>POINT</th> <th>EASTING UTM Est</th> <th>NORTHING UTM Nord</th> </tr> </thead> <tbody> <tr><td>1</td><td>602302</td><td>4802287</td></tr> <tr><td>2</td><td>605892</td><td>4806582</td></tr> <tr><td>3</td><td>601164</td><td>4809436</td></tr> <tr><td>4</td><td>602554</td><td>4809233</td></tr> <tr><td>5</td><td>603962</td><td>4803522</td></tr> <tr><td>6</td><td>607051</td><td>4809800</td></tr> <tr><td>7</td><td>602812</td><td>4806093</td></tr> <tr><td>8</td><td>605412</td><td>4809354</td></tr> <tr><td>9</td><td>601448</td><td>4804633</td></tr> <tr><td>10</td><td>602160</td><td>4809748</td></tr> <tr><td>11</td><td>605492</td><td>4806291</td></tr> <tr><td>12</td><td>604148</td><td>4804280</td></tr> <tr><td>13</td><td>605414</td><td>4806628</td></tr> <tr><td>14</td><td>604338</td><td>4805114</td></tr> <tr><td>15</td><td>602833</td><td>4805085</td></tr> <tr><td>16</td><td>602785</td><td>4803431</td></tr> <tr><td>17</td><td>602356</td><td>4807670</td></tr> <tr><td>18</td><td>601670</td><td>4805627</td></tr> <tr><td>19</td><td>600710</td><td>4801450</td></tr> <tr><td>20</td><td>601628</td><td>4803770</td></tr> <tr><td>21</td><td>603136</td><td>4806579</td></tr> <tr><td>22</td><td>600942</td><td>4805892</td></tr> <tr><td>23</td><td>600465</td><td>4800219</td></tr> <tr><td>24</td><td>601653</td><td>4809789</td></tr> <tr><td>25</td><td>600435</td><td>4805176</td></tr> <tr><td>26</td><td>605562</td><td>4807443</td></tr> <tr><td>27</td><td>602600</td><td>4802398</td></tr> <tr><td>28</td><td>605960</td><td>4806580</td></tr> <tr><td>29</td><td>601468</td><td>4807630</td></tr> <tr><td>30</td><td>603580</td><td>4804506</td></tr> <tr><td>31</td><td>602463</td><td>4807149</td></tr> <tr><td>32</td><td>602551</td><td>4804238</td></tr> <tr><td>33</td><td>603743</td><td>4809257</td></tr> <tr><td>34</td><td>603413</td><td>4808648</td></tr> <tr><td>35</td><td>605538</td><td>4809624</td></tr> <tr><td>36</td><td>603285</td><td>4802339</td></tr> <tr><td>37</td><td>604795</td><td>4805572</td></tr> <tr><td>38</td><td>605025</td><td>4807120</td></tr> <tr><td>39</td><td>606746</td><td>4809143</td></tr> <tr><td>40</td><td>600374</td><td>4807212</td></tr> </tbody> </table> <p>Number of off-road point counts / Nombre de points d'écoute hors route</p> <p>Broadleaf forest: 2 Grassland: 1    Coniferous forest: 0 Wetland: 1    Mixed forest: 1 Shrubland: 0</p> <p>Predefined / Prédéterminés: 20    Off-road / Hors route: 5</p> <p>Atlas-2 off-road point / Point hors route Atlas-2</p>	POINT	EASTING UTM Est	NORTHING UTM Nord	1	602302	4802287	2	605892	4806582	3	601164	4809436	4	602554	4809233	5	603962	4803522	6	607051	4809800	7	602812	4806093	8	605412	4809354	9	601448	4804633	10	602160	4809748	11	605492	4806291	12	604148	4804280	13	605414	4806628	14	604338	4805114	15	602833	4805085	16	602785	4803431	17	602356	4807670	18	601670	4805627	19	600710	4801450	20	601628	4803770	21	603136	4806579	22	600942	4805892	23	600465	4800219	24	601653	4809789	25	600435	4805176	26	605562	4807443	27	602600	4802398	28	605960	4806580	29	601468	4807630	30	603580	4804506	31	602463	4807149	32	602551	4804238	33	603743	4809257	34	603413	4808648	35	605538	4809624	36	603285	4802339	37	604795	4805572	38	605025	4807120	39	606746	4809143	40	600374	4807212	<p>Comments are acknowledged. Please see above for a detailed response.</p>
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20	Dr. Gholamreza Vazin	<p><b>June 8, 2021</b></p> <p>Honorable Mayor of Halton Hill</p> <p>This is GH. Vazin (PhD), the reason I wrote about the problem of park traffic in front of our house, after several years of living and helping and cooperating with the municipality, and Hamilton officials (attached); In late February to retire and choose my child to live in Acton because of its proximity to the playground. Although my past life has been busy in the big cities of the world, I like to live in small places like Acton.</p> <p>Of course, the first days for someone like me who spent all the days of my life in the mornings (6.00am to 7.30pm; winter and summer cycling or hiking) on the beautiful Hamilton Beach and in my first article in Canada (where I suggested I created a green bar in front of the factory and I gave it to the municipality (in 2010, the municipality approved it in their official plan); Finding such a place (in this part of Canada) was very difficult for my mornings. But the kindness and welcome of new neighbors and .....; It can replace this problem.</p> <p>Something that surprised and scared me in this short time in this land. This was my son's duel</p>	<p>Comments have been documented and considered. However, matters related to local municipal parks may be better addressed through the local area municipality, as the local area municipalities are involved in parks planning and management. To address this matter in further detail, Regional staff encourage you to contact Town of Halton Hills staff. Please do not hesitate to reach out to Regional staff should there be any additional inquiries.</p>																																																																																																																											

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		<p>between the playground and our house. Because the passage we live next to is a passage that provides access to residential spaces in terms of urban planning; But now, there are dozens of services with access to the lake's only parking lot, parks and offices adjacent to and inside it, and a children's playground, and most importantly, vehicle traffic, at intersections 25, 7 and various wolves. Slow and other; Which is only on one side of the sidewalk ... etc</p> <p>Anyway, I called 311 twice in horror. Finally, they told me to call Halton Hill Traffic, and I (who was in charge of the State Traffic Council for many years, and the population of that province was about the same as the population of Canada; We were in the country) In the last ten days, I called the above number twice (regarding the problems of the entrance of the park, etc.) and left a message that please contact me. Unfortunately, they have not contacted me yet and I have had to forbid my child from going to the playground.</p> <p>Sincerely, Dr. GH. Vazin</p> <p>International Card Holder Architecture &amp; Urban Planner Lecture</p> <p>04.09.2021</p> <p>Title: Following my unanswered letter posted on Facebook on 04.09.2021 (as a lecture "Ph.D " Architecture and Urban Planning), I wrote a letter to the Halton Hill Municipality about the entrance to the park (Perspect Park) for this reason Was another car today; He was with my wife who was going to pick up my son from the other side of our house in the amusement park (this alley cries access to residential spaces, but there are dozens of cars and mines); Did it crash and as usual no one was responsible?</p> <p>After decades years of living in the west of Hamilton, and walking or cycling early in the morning every day (whether in winter frosts or in summer); On the very thoughtful and beautiful shore of Lake of Ontario (although I had drilled several times on the ground); Also, while (in a part of the shore where the lake water rose (at 6.00 am o'clock in the morning on May 28, 2019, I was riding a bicycle and the CHCH TV channel), under heavy rain, did a short interview with me; We lived without any complaints or...etc.</p> <p>However, due to the inaccuracies and aggressions (in this capitalist society) by the co-op's Board of , our former house was taken away, and we did not have much money left; Determined to leave Hamilton and spend my life, and start to live (describing by our son's welcome from the house in front of the amusement playground) in the Old Acton Complex , where the horns of trains passing through Acton 7/24 and day and night have a lot of noise( reminds me of trucks crossing the roads of underdeveloped countries in the more last half century),we started to live in Acton, at the end of February, and from the first day (like living in Hamilton) I was walking for an hour in the morning although it was very close to the park (There was a very small lake in the park); But unfortunately, there was not much space for walking, and everyone has to go around a circle (which takes 8-10 minutes); Walking has many problems, of which (which no official in this state has paid attention to this historical complex), some of which are summarized (Interesting: Last week I saw two cars breaking the law to the heart of the park,; They wanted to come where they fished, regardless of the symptoms. Because young people are humble, they</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

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		<p>know that the designer of this city, who was the basis of the plan, has broken the law; So they too can break the law)as follows :</p> <p>-Usually, small towns and villages on the around of the world, have more clean air, which is not always the case here; At the same time, simple people are kinder to you, which is also true here (And that is why they are influenced by the election campaigns) of the Ontario's candidates, both from the state and (which usually in their campaigns, as I have almost seen; "They announce: Vote to me, for a better life") ... etc., .Like most other cities in Ontario (as Hamilton's official planning from Ontario), where an urban designer in another country has a room in his office (without urban and ... etc. studying and researching.; like Official planning of Hamilton and Acton city, etc.); Designs without studying and visiting and searching ..of that Urban or Rural Ontario complex or ...etc.</p> <p>- Has the most important problem (especially in the morning soon); The only parking lot of this complex is in this body (in the streets of the other body, which has a large part of actin; while they are wider, unfortunately none of them, they hasn't pedestrian) and the wrong entrance was considered for this parking lot and park. And it produces dirty gas (which most cars are 6-cylinder) that you have to inhale when you enter and in each of these detours (especially in winter when they keep their car on all the time); and you have to inhale it (and I guess here is one it has more pollution than of the city centers Greater of Canada ), because my stomach acid and gas have been skyrocketing (until about 4.00pm every days) since I was here and I walk in this park.</p> <p>Dr. GH. Vazin(Ph.D.), Lecture of Architecture and Urban Planner and Designer.</p> <p>06.04.2021 Acton(Halton Hill, Ontario)</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
21	Julian Attree	<p><b>June 14, 2021</b></p> <p>File No. 20257</p> <p>Halton Region 1151 Bronte Road Oakville, ON L6M 3L1</p> <p>Attn: Graham Milne Regional Clerk</p> <p>Re: Proposed Amendment to the Regional Official Plan Statutory Public Meeting Comments 8889 10th Line, Halton Hills</p> <p>Dear Clerk Milne,</p> <p>We understand the Regional Municipality of Halton is holding a Public Open House and a Statutory Public Meeting in connection with Draft Regional Official Plan Amendment No. 48 (ROPA 48). ROPA 48</p>	<p>As stated in previous correspondence with Mr. Attree, the Provincially Significant Wetlands shown on the property are identified and mapped by the Ministry of Natural Resources and Forestry (MNRF). Any re-evaluations to the boundaries of Provincially Significant Wetlands must be reviewed and approved by MNRF. MNRF will need to update the Provincially Significant Wetlands mapping in order for any wetlands refinements to be reflected in the draft RNHS. If you have not done so already, please provide the <i>Memo prepared by Natural Resource Solutions Inc. (dated June 14, 2021)</i> to Steve Varga, Management Biologist MNRF Aurora District to discuss any wetland refinements.</p> <p>For the watercourse and associated ponds that are mapped as part of the draft RNHS mapping, these features are mapped by Credit Valley Conservation Authority. As Credit Valley Conservation Authority is the owner of the GIS data, you will need to contact their office to request a re-evaluation of the watercourse. If Credit Valley Conservation Authority is agreeable based on the additional information you provide, their mapping will need to be updated before it can be reflected in the</p>

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		<p>is proposed as a component of Halton Region's Municipal Comprehensive Review pursuant to the Growth Plan, 2019, Section 17 and Section 26 of the Planning Act, as amended.</p> <p>On behalf of Julian Attree (the "Owner"), GSP Group is pleased to provide the following comments in relation to the property municipally referred to as 8889 Tenth Line in Halton Hills (the "Site") for the Region's review and consideration in the proposed amendment to the Official Plan.</p> <p>The Site is currently designated "Agricultural Area (Prime Agricultural Area)" and "Regional Natural Heritage System" according to Map 1 (Regional Structure) in the Region Official Plan. The Site is also identified as a "Future Strategic Employment Area (Overlay)" as per Map 1C of the Region Official Plan.</p> <p>According to the Region's draft Amendment No 48 dated February 2021, the existing Agricultural Area and Regional Natural Heritage Systems designations are proposed to be maintained. This is in addition to the Future Strategic Employment Area (Overlay) designation on the Site.</p> <p>As part of the proposed Official Plan Amendment and Municipal Comprehensive Review, we request that the Region consider amending the boundaries of the Regional Natural Heritage System designation on the Site. As outlined in the attached memo prepared by Natural Resource Solutions Inc. (NRSI) dated June 14, 2021, the current and proposed natural heritage mapping on the Site was primarily generated using aerial photography and background information from the Conservation Authority without any ground truthing. Based on a recent site assessment conducted by NRSI, and in conjunction with aerial photographs and discussions with the Owner, it is concluded that the natural features shown on Halton Region's mapping (Areas 1, 2, and 3 on the attached map) do not exist. As such, we respectfully request that these natural features and their associated buffers be removed from the Region's mapping.</p> <p>If you wish to discuss these comments further, please do not hesitate to contact either myself or Valerie Schmidt directly.</p> <p>Also, please take this letter as our formal request to be notified of any future correspondence or meetings regarding the Regional Official Plan Amendment.</p> <p>Sincerely,</p> <p>GSP Group Inc. Hugh Handy, MCIP, RPP Senior Associate</p> <p>Valerie Schmidt, MCIP, RPP Senior Planner</p> <p>Cc: Heather Ireland, Regional Planner Dave Stephenson, NRSI Julian Attree Zach Attree</p> <p><b>Memo</b></p> <p>Project 2640</p>	<p>draft RNHS mapping. Eric James, Junior Regulations Officer – would be the contact to discuss this further.</p> <p>Furthermore, as noted in this submission and based on previous correspondence between Regional staff and Mr. Attree, the candidate significant woodlands on the property will be removed from the draft proposed RNHS mapping as the woodlands did/do not meet the minimum size of 0.5ha for evaluation as candidate significant woodland. This removal will be reflected in the next version of the draft proposed RNHS mapping and staff will provide notification when the updated draft RNHS mapping has been made available on the Regional Official Plan <a href="#">Mapping Viewer</a>.</p>

No.	Source	Submission	Response
		<p><b>To:</b> Julian Attree  <b>CC:</b>  Hugh Handy, Valerie Schmidt, GSP  <b>From:</b> David Stephenson  <b>Date:</b> June 14, 2021</p> <p><b>Re: 8889 10th Line, Halton Hills, Ontario  Site Review of Natural Features</b></p> <p>On behalf of Natural Resource Solutions Inc (NRSI), I am pleased to provide this technical memorandum that documents the findings of field assessments at the above-noted property. NRSI was contacted by the landowner based on questions as to whether the background mapping contained in Halton Region's system accurately reflect existing conditions. This mapping is shown on Map 1. It is understood that the Regional mapping was primarily generated using aerial photography, background information sources such as mapping from the Conservation Authority, and in most cases without ground truthing. As noted below, there had been some site visits to this property conducted by Regional staff in the past.</p> <p>This is a timely analysis given that the Region is currently undergoing a review of OPA 48 and associated mapping. This technical memo is provided as input to the Region with recommended mapping updates.</p> <p>I attended the above property on May 31, 2021, between 0900 and 1000hrs under optimal weather conditions to observe site conditions (clear, calm). I walked the property, recorded the current extent of active agricultural fields, actively managed lawns and manicured areas etc, and noted any remaining natural areas. I captured site conditions using a held camera as well as a DJI MavicMini drone.</p> <p>The following is a summary of my observations, organized into 3 subsections, with commentary on comparisons to Regional mapping. Each of the areas is identified on the Attached Map 2.</p> <p><b>Area 1. South of Existing House and Associated Landscaped Area</b>  Region mapping shows a small wooded area south of the house (see Map 2). Based on my site assessment, this area does not exist; it is active agriculture with a small area along the southwest property boundary that is a manicured area (lawn with scattered trees). These site conditions are shown in Photo #1 (appended).</p> <p>In an email from the ROPR team (dated March 25, 2021 to Julian Attree), the following was stated relative to this treed area:</p> <p><i>"The Regional Forester recently reviewed on-site the candidate significant woodland on the property in accordance with the definitions of woodlands (s. 295) and significant woodlands (s. 277) of the current Regional Official Plan. Based on the Regional Forester's assessment, the pre-disturbance condition and area that would most likely have been assessed as meeting minimum tree density of approximately 0.41ha. The conclusion of the Regional Forester assessment was that the pre-disturbed wooded area did/does not meet the minimum size of 0.5ha for evaluation as candidate significant woodland. Therefore, the candidate significant woodlands will be removed from the Regional Natural Heritage System mapping on the property."</i></p> <p>Based on this liaison, the landowner had previously removed the treed areas to extend the agricultural area.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>As such, the polygon shown on the Halton Region mapping does not exist and this feature and associated buffers should be removed from the mapping.</p> <p><b>Area 2. North of Existing House and Associated Landscaped Area</b>  At the immediate north side of the house and associated landscaped area, the lands are actively tilled and seeded with soy beans.</p> <p>These site conditions are shown on the appended Photos #1 and 2.</p> <p>Review of aerial photographs show that the extent of lawn and manicured area previously extended further to the north. In this area was a series of man-made ponds. A representative photograph typical of such is appended as Photo #3.</p> <p>Background mapping had shown these man-made ponds as wetlands (see Map 2). But, based on the origin and characteristics, would not be considered wetland. Online mapping of wetlands from Ministry of Natural Resources and Forestry (MNRF) do not show these man-made ponds as wetlands.</p> <p>These man-made ponds have been removed to expand the agricultural lands.</p> <p>The polygons shown on Halton Region mapping do not exist, and these features and associated buffers should be removed from the mapping.</p> <p><b>Area 3. Agricultural Field in North of Property</b>  The Region mapping shows some drainage ways and a small wetland area near the middle of the northern agricultural field (see Map 2). These lands are currently active agriculture and seeded with soy beans.</p> <p>Representative photographs of this area are appended as Photo #4.</p> <p>Also based on the aerial photographs, and confirmed during discussions with the landowner, there had been some fill deposited on-site under permit (starting in 2001 when the area was being transitioned from an orchard to tilled field). This also included installation of some tile drainage. This past deposition of fill in conjunction with some ruptured tile drains (evident during the May 2021 site assessment), appeared to result in establishment of small vegetated pockets from time to time.</p> <p>Review of a series of past aerial photographs shows a variable extent of vegetated pocket in the field. It is my understanding that this variability reflected season-specific site conditions, with some years being drier than others. Noting that May 2021 was a near-record dry year.</p> <p>Neither the small wetland or the drainage ways shown on Halton Region mapping exist. These features and associated buffers should be removed from the mapping.</p> <p><b>Conclusions</b></p> <p>I undertook site-specific field assessments of the subject property located at 8889 10th Line, in Halton Hills. Based on the site assessment, in conjunction with review of background information, including aerial photographs and discussions with the landowner, it is concluded that the features shown on Halton Region mapping (Areas 1, 2, and 3 on attached map), do not exist. As such, these features and their associated buffers should be removed from the Region's mapping.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
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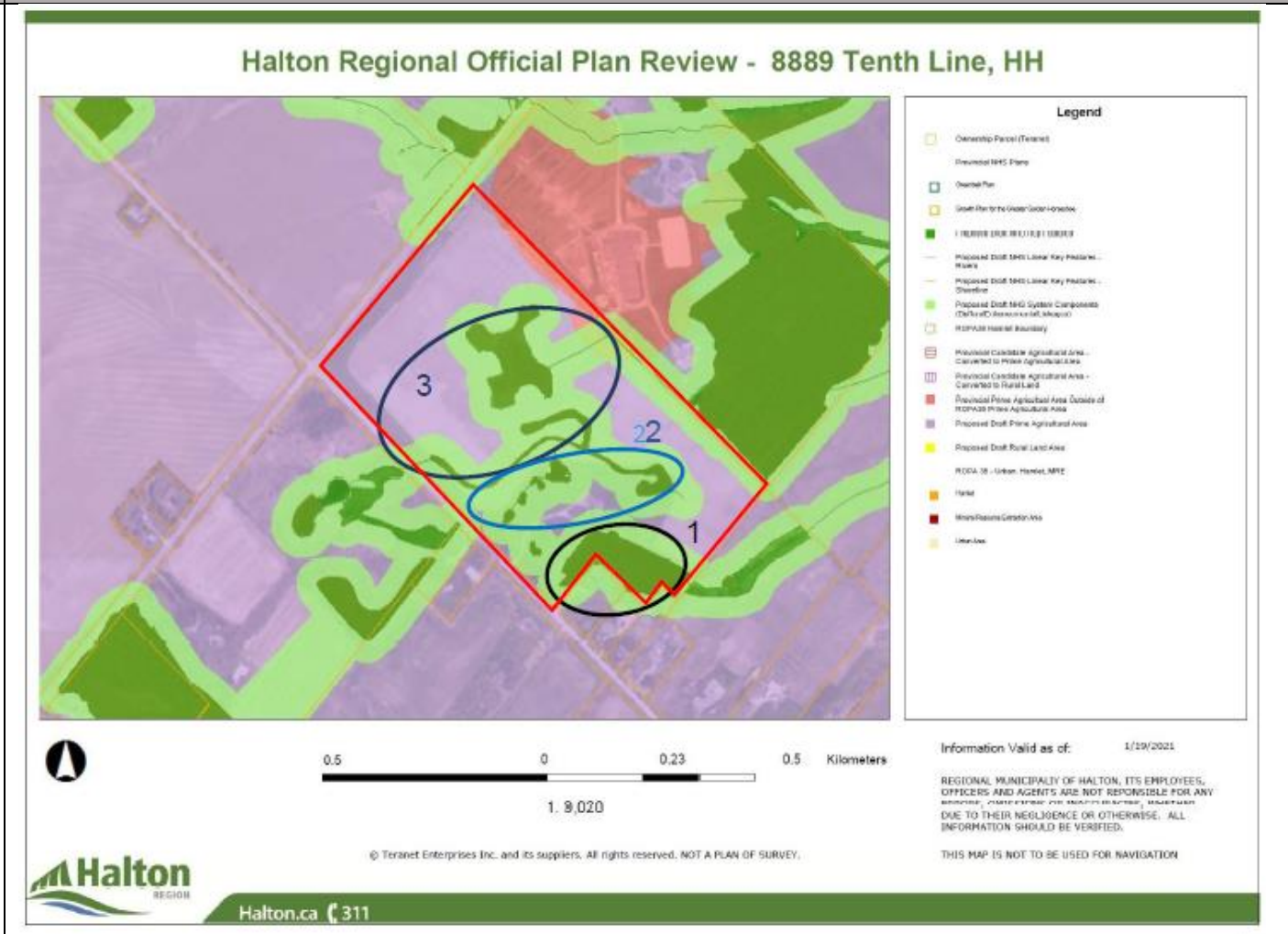


Map 1. Halton Region Map Showing the Subject Property (red).

Comments are acknowledged. Please see above for a detailed response.




No.	Source	Submission	Response
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Map 2. Halton Map Showing the Three Areas on Subject Property

Comments are acknowledged. Please see above for a detailed response.

No.	Source	Submission	Response
		 <p data-bbox="864 993 1728 1024">Photo 1. Looking north. Agricultural fields in foreground and background.</p>	<p data-bbox="2004 274 2784 338">Comments are acknowledged. Please see above for a detailed response.</p>


No.	Source	Submission	Response
		 <p data-bbox="1121 973 1463 1003">Photo 2. Looking northwest.</p>	<p data-bbox="2004 278 2784 338">Comments are acknowledged. Please see above for a detailed response.</p>



Photo 3. Typical photograph of on-site man-made/manicured pond.



Photo 4. Looking northeast.

Comments are acknowledged. Please see above for a detailed response.

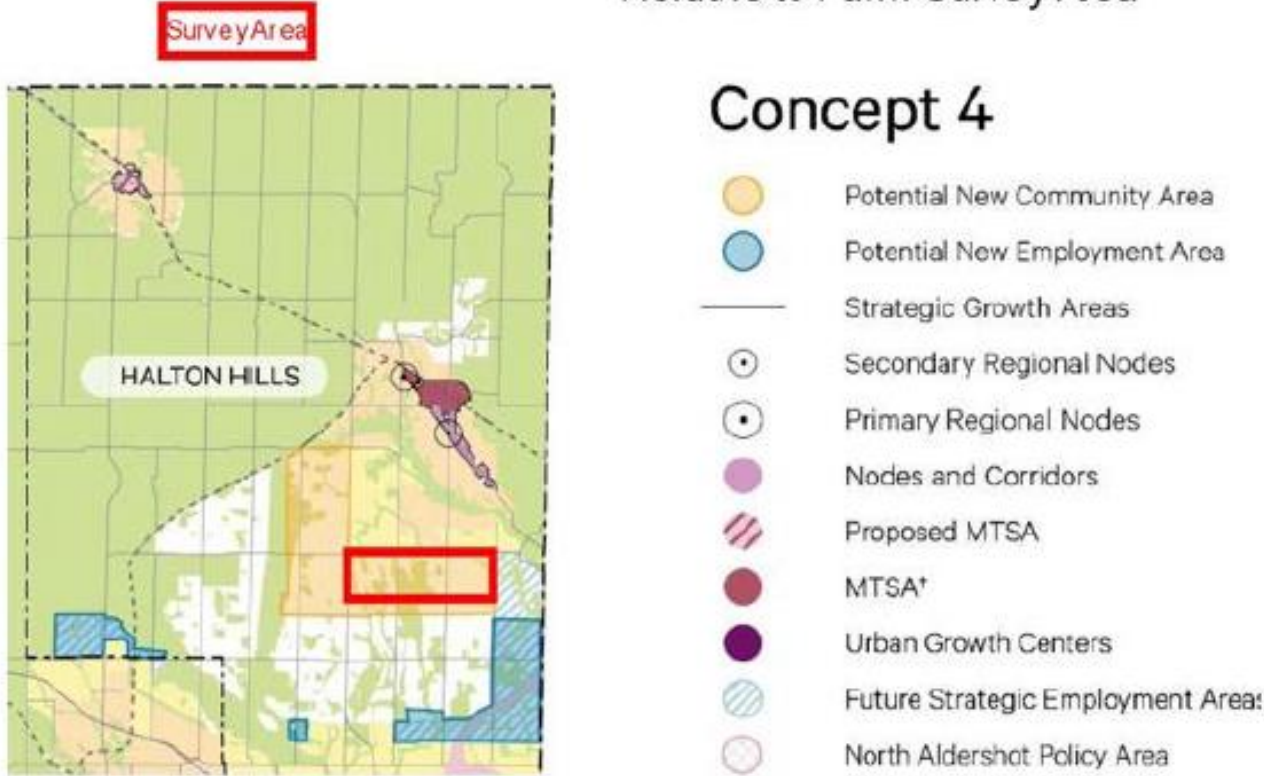
No.	Source	Submission	Response
22	Mary and Bob Merry	<p><b>June 15, 2021</b></p> <p>Hello (again).</p> <p>As owners of 245 acres in the southern part of Halton Hills, we wish to remind you of the effect you have on the personal lives/assets of farmers when you rearrange land usage and boundaries.</p> <p>We have not farmed for so many years to sit back and see you devalue our land by gifting it to the citizens of Halton and Ontario. Farming takes many years of planning and for most of us in our area, our land is our retirement and our family's future. We invested in our business and now, with your possible new regulations and restrictions in the Whitebelt area our farm will be worth not much more than a house in town.</p> <p>We understand the value of land to the environment, but just feel that ALL citizens should pay for its benefit. Not just the farm owners. This was not our hobby. It was our whole life-to produce the best food possible for our local and world markets.</p> <p>It seems to us that Halton Region and Ontario is more interested in saving farmland than saving the farmers!</p> <p>Thank you for your service and for thinking of the effect your decisions have on the individuals of Halton.</p> <p>Sincerely, Mary and Bob Merry, owners of Merrybrook Farm</p>	<p>Farm viability remains an important topic of discussion when developing policies. Policy Directions RAS-1 and RAS-2 preserve the best farmlands for agricultural purposes and maintain a viable agricultural system by designating them as prime agricultural areas as determined by Regional and Provincial LEAR studies and helps preserve agricultural operations by enabling farm operators to diversify and augment their farm income which contributes to farm viability. This is reflected in RAS-2 which identifies broadening permissions by allowing agriculture-related uses and on-farm diversified uses. We will continue to consider policy implications as Regional staff work on policy development in Phase 3 of the ROPR.</p>
23	Steve Rieck	<p><b>June 22, 2021</b></p> <p>My top recommendation to Halton region is to turn off your engines when parked and follow Burlington 1 minute idling bylaw.</p> <p>Halton region has been one of the biggest polluters in the community. All municipal fleets are seen as the single biggest polluters and idling bylaw offenders in the community with repeat offenders.</p> <p>It is not uncommon to see Halton fleets parked and idling for hours each day. I see it almost every day.</p> <p>For over 10 years, our NGO and volunteers have asked Halton municipal employees to help help reduce GHG emissions themselves. We hear govt say they want to reduce GHG but little is done. To mock our environment efforts of youth and the public, local govt intentionally pollute by leaving their engines parked and idling for extended periods of time.</p> <p>The last week, I approached or walked by dozens of idling city buses, city trucks, dozens of halton police cars and ambulances cars and many taxpayer funded contractors who leave vehicles unoccupied and idling for hours each day.</p> <p>We are told by municipal staff that this is not a concern and that idling is allowed by their fleets. Little agreement or action, to do what other cities are doing, like education to staff and enforcement of local idling restrictions.</p> <p>If Halton wants to reduce GHG emissions , maybe they should agree to turn off their engines when parked. Go outside Halton offices and you will see Halton vehicles are idling even beside Halton offices in plain view of Gary Carr and other management.</p>	<p>The Region is 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>

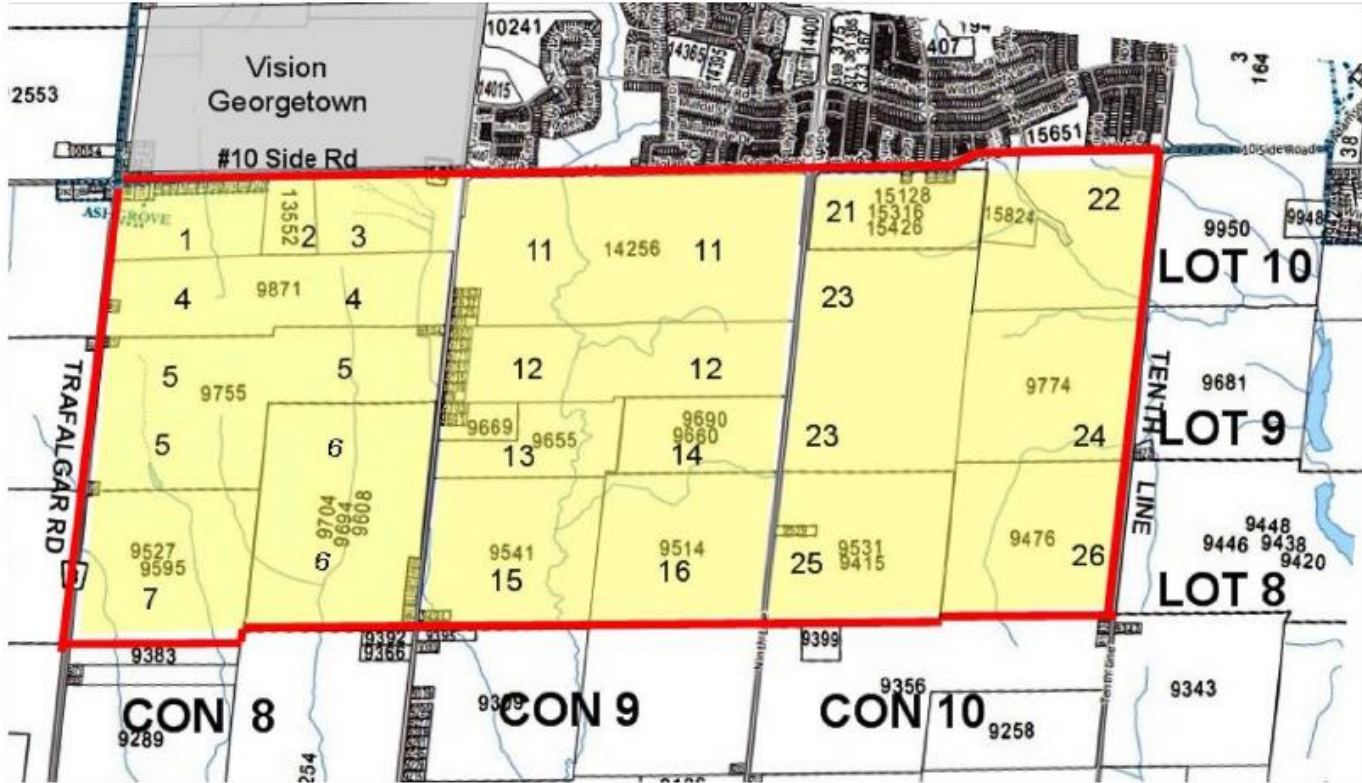
No.	Source	Submission	Response
		<p>In 14 years, Gary has never responded to our requests to have him stop idling fleets. Halton staff have done little to stop it and refuse to add idling on their GHG reduction action lists. This is the single easiest green action step that will result in immediate environmental and health benefits and savings.</p> <p>As more cities are doing, tell your police and fleets operations to 'Turn the key off when parked'. Some cities will do it because it makes sense. Others make excuses and work hard to hold onto their bad habits. (entitlement)</p> <p>We hope you will agree to mandate all Halton fleets follow local Air pollution and idling laws and bylaws.</p> <p>Good luck! Steve</p>	
24	Heather McAlpine	<p><b>June 30, 2021</b></p> <p>Good morning,</p> <p>I found last night's growth presentation quite interesting, but very concerning in a few respects:</p> <ol style="list-style-type: none"> <li>1. I found it most disconcerting that the CO2 emission projections simply took readily available Halton Hills data and extrapolated it to arrive at Region-wide figures. Halton Hills is <u>so different</u> in comparison to Burlington/Oakville/Milton (e.g. no public transit, no highways, more rural, farming operations, etc.), so it does not make sense to simply use Halton Hills data to arrive at Region-wide numbers. In your analysis, the spread between your chosen baseline (Concept 3A) and the other concepts was shown to be <b>3.3%</b>, however this spread could be much higher in reality if <b>actual emissions</b> were measured. Since addressing climate change was clearly a high priority based on your poll, it's unfortunate that your analysis is based only on "high-level" estimates. How can an educated decision be made with only "high-level" estimates?</li> <li>2. Concept 3B was clearly a favourite concept (my preference as well), however it was not included in the CO2 emissions chart. Your comment that Concept 3B "would perform similar to Concept 3A, or <u>potentially better</u>" implies that if it were to be treated as the baseline, that 3.3% spread could be even higher.</li> <li>3. Prior to the meeting, I was not aware that the only areas for expanding urban boundaries was in Milton and Halton Hills. As such, will the opinions/wishes of these two towns carry more weight in the final selection? Or will Oakville, and Burlington be in a position to force the residents of Halton Hills and Milton to accept their preferred growth concept?</li> </ol> <p>Kind regards,</p> <p>Heather McAlpine Concerned Georgetown Resident</p>	<p>The high level modelling was conducted by professional scientists working with the Sustainability Solutions Group. More information on the higher level modelling conducted as part of the initial Growth Concepts greenhouse gas emissions assessment is available on the Region's website: (<a href="https://www.halton.ca/getmedia/3c276ca5-635d-44ea-b65c-45add99c7915/LPS-Halton-Region-Comparative-GHG-Emissions-Assessment-Growth-Concepts.aspx">https://www.halton.ca/getmedia/3c276ca5-635d-44ea-b65c-45add99c7915/LPS-Halton-Region-Comparative-GHG-Emissions-Assessment-Growth-Concepts.aspx</a>). Staff will be providing a comprehensive greenhouse gas assessment modelling analysis of the Preferred Growth Concept as part of the ROPR.</p> <p>With respect to comments related to the relative weight of the opinions in the final decision on the Preferred Growth Concept Integrated Growth Management Strategy, it is Regional Council that is the decision-maker, comprising of representatives from each local municipality based on population, and the Regional Chair. The positions of each local municipal Council will be considered in the Preferred Growth Concept that is recommended to Regional Council for approval, together with public input and technical studies.</p>
25	Kevin Holbeche	<p><b>July 16, 2021</b></p> <p>Dear Sirs / Madams,</p>	<p>Comments are received. Should traditional modes of growth be insufficient to meet community needs, the untapped underground market may just be the next best place to look to. It would surely make</p>

No.	Source	Submission	Response
		<p>Thank you for your response. While my previous message was submitted perhaps at least partially in jest, I certainly appreciate your time and consideration in this respect.</p> <p>Our emails, I think, may highlight one or more important considerations, perhaps as follow:</p> <p>(i) The concept of mandated growth may itself be flawed or founded on an improper premise.</p> <p>(ii) Reasonable limits may exist for mandated growth, at least as conventionally conceived and reduced to practice. And/or,</p> <p>(iii) After conventional limits to mandated growth, other reasonable considerations may bear revisiting.</p> <p>Once again, many thanks for your email reply.</p> <p>My best, Kevin</p> <p>p.s., At some point, we may wish to seriously consider whether underground growth, if pursued responsibly, would cause less harm to our region's stakeholders (including our environment and all our relations) than more unfettered growth above ground.</p>	<p>for a unique solution to meet Provincial targets for the 2051 planning horizon.</p>
26	Varga Family Farm Partnership	<p><b>June 30th 2021</b></p> <p>Good afternoon Mr Curt Benson Legislative &amp; Planning Services Planning Services Director, Planning Services and Chief Planning Official</p> <p>Thank you for allowing my citizen participation in the Halton Region Wide PIC of June 29 2021.</p> <p>You may recall I asked you a few questions question regarding Cash Cropping in the Urban Shadow lands, specifically jobs, quanta of grain exports and amount of tax revenues from farming in comparison to manufacturing in 1800 acres in Southern Halton Hills, this is a follow up letter.</p> <p>Attached is the source data from a survey I conducted – speaking personally to my neighbours regarding their 2020 crops. I hope it will be accurate enough and useful in your future work In the end, not surprisingly, you may find the numbers to be similar to Vision Georgetown Lands, being owned by similar parties who rent to similar cash croppers who ship to the same buyers.</p> <p>One farm operator can crop the 1,800 acres with sales of \$1,000,00, Ottawa gets max \$250,000 in tax. Farming these lands forever will not address Federal &amp; Provincial annual deficits in the hundreds of Billions. A large supply of employment lands will generate hundreds of million in tax revenues annually.</p> <p>Cash cropping is a quick, easy, and convenient way to farm land ( max 2 weeks work per 100 acres). You may be familiar with this as the Region has 200 acres south of the landfill on Hwy 25 that is in the same holding pattern (pending landfill expansion or other future region uses ) and accordingly is cash cropped.</p>	<p>Comments are received. Potential decisions regarding whitebelt lands form part of the work, research, and analysis as a Preferred Growth Concept is developed. While some whitebelt lands are cash-cropped today, it is difficult to determine what agriculture could look like in the future. The Region is required to identify and designate prime agricultural lands as outlined in RAS-1 (also see NH-6). As well, Halton's vision includes a large measure of agricultural lands as identified in the Regional Official Plan.</p>

No.	Source	Submission	Response
		<p>These lands are in a holding pattern and involve no investment in farm buildings, livestock or poultry, no fruits or vegetables no imported labour. These lands are distinct from other Halton farmland and not well represented or understood by HFA and HAAC, hence this presentation.</p> <p>While HFA &amp; HAAC speaks for and represents the majority of farmers in a general way I ask you to listen to the voice of the white belts farmers, especially the ones in the potential; growth area, the ones who have owned and farmed the land for decades, the ones with their retirement plans on the line, the ones who have resisted selling out to developers, as they are the stakeholders most affected, by the IGMS, they are ground Zero. .</p> <p>I look forward to participating in the Region's Next Step focused study of the farms in the potential expansion area with view to support IGMS Option 1, 2 or 4. . (</p> <p>By background I am a member and director with HFA and an alternate on HAAC but in this case I do NOT speak for either but rather speak only for my interest as well as other neighbour whitebelt farmers . Additionally any future farmland focused participation with the region on my part would be my personal interests and the local affected whit belt farmers i.e. not a rep for HFA or HAAC.</p> <p>Regards  Frank Varga  Varga Family Farm Partnership, Trafalgar, Ten Grain Farm, Halton Nine Grain Farm Ltd.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p style="text-align: center;">Map 1: Halton Region Growth Study, Option 4 Relative to Farm Survey Area</p>  <p style="text-align: center; color: red; font-weight: bold;">IGMS - Survey of Farm Crops &amp; Uses</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p data-bbox="944 249 1759 338">Map 2 : Farm Survey, Statistics and Analysis of 1,800 Acre Halton Hills 2020 Crop Year by Crop Type, Land Productivity, Crop Sale / Crop Destination</p>  <p data-bbox="1641 1157 1951 1197">Prepared by Trafalgar Ten Grain Farm Ltd c/o Frank Varga April 9 2021</p>	<p data-bbox="2001 274 2784 338">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
		<p>Spreadsheet 1 Farm Survey, Statistics &amp; Analysis 1,855 Ac Halton Hills 2020 Crop Year by Crop Type, Land Productivity &amp; Crop Sale relying on "Best Efforts" Data Gathering</p> <p>Land Use and Productivity Analysis for Halton Hills Farms from Trafalgar rd to 10th Line, From #10 Side Rd south 1.8km. ESQUESING COUNTY Con VIII &amp; Con IX &amp; Con X Lots 10 &amp; 9 &amp; 8. See attached map. Best Estimate for 2020 Crop Year</p> <table border="1"> <thead> <tr> <th>OWNER</th> <th>Gross Ac</th> <th>Rural Lots Ac</th> <th>Tillable Acres</th> <th>Ac Non Tillable</th> <th>Beans Plant Ac</th> <th>Yield Bu/Ac</th> <th>Beans Bushels</th> <th>Grain Corn Plant Ac</th> <th>Yield Bu/Ac</th> <th>Corn Crop Bushels</th> <th>Wheat</th> <th>Elevator JRI Corn</th> <th>JRI Beans</th> <th>Wdrli Corn</th> <th>Wdrli Beans</th> <th>CC Hours Worked</th> <th>Hay Pasture</th> </tr> </thead> <tbody> <tr><td>1 AzHG</td><td>35</td><td></td><td>22</td><td></td><td>22</td><td>40</td><td>880</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>880</td><td>13.2</td><td></td></tr> <tr><td>2 Gus</td><td>16</td><td></td><td>11</td><td></td><td>11</td><td>40</td><td>440</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>440</td><td>6.6</td><td></td></tr> <tr><td>3 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MTHY</td><td>199</td><td></td><td>165</td><td></td><td>165</td><td>50</td><td>8,250</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>8,250</td><td>99</td><td></td></tr> <tr><td>12 VIA</td><td>98</td><td></td><td>87</td><td></td><td>17</td><td>50</td><td>850</td><td>10</td><td>200</td><td>2,000</td><td></td><td></td><td></td><td>2,000</td><td>850</td><td>52.2</td><td>60</td></tr> <tr><td>13 Wisp</td><td>43</td><td></td><td>23</td><td></td><td>23</td><td>50</td><td>1,150</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1,150</td><td>13.8</td><td></td></tr> <tr><td>14 HNGF</td><td>49</td><td></td><td>42</td><td></td><td></td><td></td><td></td><td>42</td><td>171</td><td>7,182</td><td></td><td>7,182</td><td></td><td></td><td></td><td>25.2</td><td></td></tr> <tr><td>15 Dark</td><td>101</td><td></td><td>67</td><td></td><td>42</td><td>50</td><td>2,100</td><td>25</td><td>200</td><td>5,000</td><td></td><td></td><td></td><td>5,000</td><td>2,100</td><td>40.2</td><td></td></tr> <tr><td>16 Junito</td><td>103.1</td><td></td><td>96</td><td></td><td>96</td><td>50</td><td>4,800</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>4,800</td><td>57.6</td><td></td></tr> <tr><td>Rural Lots Est</td><td>24</td><td>24</td><td>0</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td><td></td></tr> <tr><td>Block Totals</td><td>617.1</td><td>24</td><td>480</td><td>113.1</td><td>343</td><td></td><td>17150</td><td>77</td><td></td><td>14,182</td><td>0</td><td>7,182</td><td>-</td><td>7,000</td><td>17,150</td><td>288</td><td>60</td></tr> <tr><td>Tillability</td><td></td><td></td><td>77.78%</td><td>18.33%</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>21 GShCrrLtd</td><td>51</td><td></td><td>45</td><td></td><td>45</td><td>40</td><td>1,800</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1,800</td><td>27</td><td></td></tr> <tr><td>22 HH S McGin</td><td>78</td><td></td><td>50</td><td></td><td>50</td><td>40</td><td>2,000</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2,000</td><td>30</td><td></td></tr> <tr><td>23 Wiew</td><td>152</td><td></td><td>148</td><td></td><td>148</td><td>45</td><td>6,660</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>6,660</td><td>88.8</td><td></td></tr> <tr><td>24 Zen</td><td>105</td><td></td><td>91</td><td></td><td>91</td><td>40</td><td>3,640</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>3,640</td><td>34.6</td><td></td></tr> <tr><td>25 Via ET</td><td>103</td><td></td><td>85</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>51</td><td>85</td></tr> <tr><td>26 Via ET</td><td>105</td><td></td><td>100</td><td></td><td></td><td></td><td></td><td>25</td><td>200</td><td>5,000</td><td></td><td></td><td></td><td>5,000</td><td></td><td>60</td><td>75</td></tr> <tr><td>Rural Lots</td><td>25</td><td>25</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Block Totals</td><td>619</td><td>25</td><td>519</td><td>75</td><td>334</td><td></td><td>14100</td><td>25</td><td></td><td>5,000</td><td>0</td><td>-</td><td>-</td><td>5,000</td><td>14,100</td><td>311.4</td><td>160</td></tr> <tr><td>Tillability</td><td></td><td></td><td>83.84%</td><td>12.12%</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>All 3 Block Totals</td><td>1855.1</td><td>63</td><td>1,450</td><td>342</td><td>958</td><td></td><td></td><td>272</td><td></td><td></td><td></td><td>31,682</td><td>7,076</td><td>15,750</td><td>35,570</td><td>816</td><td>220</td></tr> <tr><td>All Land by % Tillability</td><td></td><td></td><td>78.16%</td><td>18.44%</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>TOTAL ACRES</td><td>1,855</td><td></td><td></td><td></td><td>Beans Ac</td><td>Beans Bu</td><td>Corn Planted</td><td></td><td></td><td></td><td>Wheat</td><td></td><td></td><td></td><td>Hay /pasture / cover</td><td></td><td>220</td></tr> <tr><td>Farmed</td><td>1,450</td><td>Ac</td><td></td><td></td><td>958</td><td>42,646</td><td>272</td><td></td><td></td><td>47,432</td><td></td><td></td><td></td><td></td><td>0 per acre</td><td>\$1,000</td><td>\$ 220,000</td></tr> <tr><td>Rural Lots</td><td>63</td><td></td><td></td><td></td><td>Price/bu</td><td>\$14.00 \$ 597,044</td><td>Price/bu</td><td>\$6.00 \$ 284,592</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Woodlot Wetland</td><td>342</td><td></td><td></td><td></td><td>Local Use \$0</td><td>Export Use \$597,044</td><td>Local Use \$0</td><td>Export Use \$284,592</td><td></td><td></td><td>30 cows</td><td></td><td>local use \$110,000</td><td></td><td>export \$110,000 to US</td><td></td><td></td></tr> <tr><td>Hedgerow Lanes Farm cluster Ponds</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>30 calves born spring / set Ont fall</td><td></td><td></td><td></td><td>Local \$5 ac hay</td><td></td><td></td></tr> <tr><td colspan="2"></td><td colspan="2"></td><td colspan="2">TOTAL CROP VALUE</td><td>\$ 1,101,636</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td></td></tr> <tr><td colspan="2">Direct Local Employment 816 Hrs (+ 50%- 10%)</td><td colspan="2"></td><td colspan="2">Local Use (Hay)</td><td>\$110,000</td><td colspan="2">Export Use (Grain)</td><td colspan="2">\$ 991,636</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td></td></tr> </tbody> </table>	OWNER	Gross Ac	Rural Lots Ac	Tillable Acres	Ac Non Tillable	Beans Plant Ac	Yield Bu/Ac	Beans Bushels	Grain Corn Plant Ac	Yield Bu/Ac	Corn Crop Bushels	Wheat	Elevator JRI Corn	JRI Beans	Wdrli Corn	Wdrli Beans	CC Hours Worked	Hay Pasture	1 AzHG	35		22		22	40	880								880	13.2		2 Gus	16		11		11	40	440								440	6.6		3 Tony	42		38		38	37	1,406						1,406			22.8		4 TTGF	102		80		80	42	3,360						3,360			48		5 BTY	155		100		75	40	3,000	25	150	3,750				3,750	3,000	60		6 HIH	150		110		55	42	2,310	55	200	11,000		11,000	2,310			66		7 WW	105		90					90	150	13,500								Rural Lots Est	14	14	0															Block Totals	619	14	451	154	281		11396	170		28,250	0	24,500	7,076	3,750	4,320	216.6		Tillability			72.86%	24.88%														11 MTHY	199		165		165	50	8,250								8,250	99		12 VIA	98		87		17	50	850	10	200	2,000				2,000	850	52.2	60	13 Wisp	43		23		23	50	1,150								1,150	13.8		14 HNGF	49		42					42	171	7,182		7,182				25.2		15 Dark	101		67		42	50	2,100	25	200	5,000				5,000	2,100	40.2		16 Junito	103.1		96		96	50	4,800								4,800	57.6		Rural Lots Est	24	24	0													0		Block Totals	617.1	24	480	113.1	343		17150	77		14,182	0	7,182	-	7,000	17,150	288	60	Tillability			77.78%	18.33%														21 GShCrrLtd	51		45		45	40	1,800								1,800	27		22 HH S McGin	78		50		50	40	2,000								2,000	30		23 Wiew	152		148		148	45	6,660								6,660	88.8		24 Zen	105		91		91	40	3,640								3,640	34.6		25 Via ET	103		85													51	85	26 Via ET	105		100					25	200	5,000				5,000		60	75	Rural Lots	25	25																Block Totals	619	25	519	75	334		14100	25		5,000	0	-	-	5,000	14,100	311.4	160	Tillability			83.84%	12.12%														All 3 Block Totals	1855.1	63	1,450	342	958			272				31,682	7,076	15,750	35,570	816	220	All Land by % Tillability			78.16%	18.44%														TOTAL ACRES	1,855				Beans Ac	Beans Bu	Corn Planted				Wheat				Hay /pasture / cover		220	Farmed	1,450	Ac			958	42,646	272			47,432					0 per acre	\$1,000	\$ 220,000	Rural Lots	63				Price/bu	\$14.00 \$ 597,044	Price/bu	\$6.00 \$ 284,592										Woodlot Wetland	342				Local Use \$0	Export Use \$597,044	Local Use \$0	Export Use \$284,592			30 cows		local use \$110,000		export \$110,000 to US			Hedgerow Lanes Farm cluster Ponds											30 calves born spring / set Ont fall				Local \$5 ac hay							TOTAL CROP VALUE		\$ 1,101,636												Direct Local Employment 816 Hrs (+ 50%- 10%)				Local Use (Hay)		\$110,000	Export Use (Grain)		\$ 991,636									Comments are acknowledged. Please see above for a detailed response.
OWNER	Gross Ac	Rural Lots Ac	Tillable Acres	Ac Non Tillable	Beans Plant Ac	Yield Bu/Ac	Beans Bushels	Grain Corn Plant Ac	Yield Bu/Ac	Corn Crop Bushels	Wheat	Elevator JRI Corn	JRI Beans	Wdrli Corn	Wdrli Beans	CC Hours Worked	Hay Pasture																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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		<p><b>Farm Survey, Statistics &amp; Analysis of 1,800 Cares Halton Hills 2020 Crop Year by Crop Type, Productivity, and Crop Sale</b></p> <p>Why This area, this boundary</p> <p>1. If there is expansion then this may be area. See Map 1</p> <p>2. The area is familiar to the reports author who knows farmers in the area &amp; can get data quickly.</p> <table border="1"> <tr> <td>Acres under study</td> <td>1855</td> <td>Acres</td> <td></td> </tr> <tr> <td>Acres tillable / farmed</td> <td>1450</td> <td>Tillable %</td> <td>78%</td> </tr> <tr> <td>Rural Residential small lots</td> <td>63</td> <td>Rural</td> <td>3%</td> </tr> <tr> <td>Non tillable - (see below)</td> <td>342</td> <td>Non Tillable</td> <td>18%</td> </tr> </table> <table border="1"> <tr> <td># Farms / Properties in area</td> <td>19</td> <td></td> <td></td> </tr> <tr> <td># Farmers / Farm operations</td> <td>11</td> <td></td> <td></td> </tr> <tr> <td>Participating in Survey</td> <td>8 farmers</td> <td>1450 Acres</td> <td></td> </tr> <tr> <td>Farmer non-reachable</td> <td>3 farmers</td> <td>275 Acres</td> <td></td> </tr> </table> <table border="1"> <tr> <td>Value of crop</td> <td>\$ 1,101,636</td> <td></td> <td></td> </tr> <tr> <td>Export (Europe Asia )</td> <td>\$ 881,636</td> <td>Grains</td> <td>80.0% %of Harvest</td> </tr> <tr> <td>Export USA</td> <td>\$ 110,000</td> <td>Hay</td> <td>10.0% %of Harvest</td> </tr> <tr> <td>Local (Note 1)</td> <td>\$ 110,000</td> <td>Hay</td> <td>10.0% %of Harvest</td> </tr> </table> <p>Labour hours (Est) 816 Represents work of 1 farmer for 20 X 40 hour weeks STRICTLY FIELD TIME COUNTED</p> <p>Note 1 One farmer with medium to large operation can work 2,000 acres per year using big modern farm machinery (see attached picture 1 ).</p> <table border="1"> <thead> <tr> <th colspan="7">LOCAL CONSUMPTION FORM STUDY AREA</th> </tr> <tr> <th>Crops Analysis</th> <th>Acres</th> <th>Bushels</th> <th>\$/Bu</th> <th>Crop value</th> <th>Local Use</th> <th>Ontario</th> </tr> </thead> <tbody> <tr> <td>Soybeans - 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Plant

Picture 1





Combine




Load Truck to JRI




Comments are acknowledged. Please see above for a detailed response.

No.	Source	Submission	Response
		 <p>Chicago Corn 2020  <b>Sell Crop to Elevator at World Prices</b>  <b>Halton Hills Grain is now in World Grain Pool</b></p>  <p>City of Hamilton  <b>Load Halton Hills Grains Onto Lakers at JRI Terminals in Hamilton for Shipment to Sorel Quebec</b></p>	<p><b>Picture 2</b></p> <p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
			<p>Comments are acknowledged. Please see above for a detailed response.</p>
27	Active Community Teamwork	<p>Good morning. Please care, please help and please try to make a difference through this Regional Official Plan Review process. I have read everything, participated and done everything within my capabilities to make a difference locally and regionally. I have reviewed every document locally here in Burlington and also with the Region. Within a Community Association that I founded, I have shared local and regional initiatives and Official Plans. We have discussed them. Nothing within the R.O.P. addresses the fact that current neighbours and neighbourhoods are being flooded without hope or a voice for change due to ICEBERG UNDERGROUND BUILDS beneath massive monster houses, apartment buildings, condos, infill, etc.</p> <p>I understand bureaucracy. I was a Principal with the HDSB for 25 years. I get it BUT YOU CAN MAKE A DIFFERENCE where I continue to try and have felt push-back at all turns and from all angles. I worked in every one of Halton's cities. I understand neighbourhoods. Please understand my neighbourhood and all of our neighbourhoods south of New Street, Rebecca and Cornwall in both Burlington and Oakville. The creeks run through us. All water runs south towards OUR shared and beautiful Lake Ontario. We have a lot of creeks which is great except when you think about my topic of flooding. When you drive down any of the Lines and Burloak Dr., the views affirm the reality that all creeks run downhill to Lake Ontario. The regional maps show it too but they are tough to find and track but I did it for this letter and prior work about looking at established neighbourhoods' flooding.</p> <p>Many areas within South Burlington and South Oakville are already listed as floodplains. Yet the ICEBERG UNDERGROUND BUILDS continue to go deeper as well as expanding every setback possible. These new builds that are using land to the maximum as per zoning are not only devastating to eco-footprints, they are causing flooding by obstructing aquifers and therefore render drainage systems</p>	<p>With regards to comments and concerns pertaining to floodplains in South Burlington and South Oakville, please be advised that Conservation Authorities, specifically, Conservation Halton (for these areas), have been delegated responsibilities from the Minister of Northern Development, Natural Resources and Forestry (NHMNR) to represent the Provincial interests regarding natural hazards encompassed by the Provincial Policy Statement, 2020 and regulated development within and adjacent to natural hazards through the Conservation Authorities Act.</p> <p>Policy Direction NH-5, recommends updating and enhancing the policies in the Regional Official Plan on Natural Hazards to be consistent with and conform to Provincial Policies and Plans. Accordingly, it is recommended through this Policy Direction that a new "Natural Hazards" section of the Regional Official Plan introduce natural hazard policies that are consistent with the Provincial Policy Statement, 2020, and Provincial Plans, and direct the Local Municipalities to include policies and mapping within their official plan and zoning by-laws to prohibit and restrict development within natural hazard lands (i.e., floodplains) and be required to consult with and be in conformity to Conservation Authority policies. As a result of this recommendation, further policies may also need to be brought forward in the Urban Areas section of the Regional Official Plan related to directing new growth away from hazardous lands.</p>

No.	Source	Submission	Response
		<p>ineffective. Neighbours and neighbourhoods are incurring great financial and livability losses as homes that previously had dry basements are now requiring double sump pump systems that are working at full tilt 24/7. In a delegation to City Council, two of my neighbours brought data to indicate that each of their sump pumps were pulling in and pushing out 400 gallons per hour. Imagine. Four out of four homes on our 1950s street incurred first time basement flooding during or immediately after a knock down and Massive new build occurred. This is even before this new trend of ICEBERG UNDERGROUND BUILDS.</p> <p>On a personal note over Covid we gutted our previously dry basement and invested in just over \$30,000.00 for a two sump pump system. We felt it necessary to prepare for the ICEBERG UNDERGROUND BUNGALOW of 3,000 sq. ft. which is hidden beneath the allowed 7,500 sq. ft. MASSIVE HOUSE. <b>10,500 square feet</b> ... which sits beside two 1,500 sq. ft. bungalows. You have seen it. Please don't ignore it. The excavation on the lot behind my family home of 42 years took 5 days. What house requires 5 days of excavation? The lot had been clear cut and the 4500 sq. ft. house that had been built in the 1980s was taken down in less than two days. The lot was left uncared for while the plan was developed. Two trips to the C.O.A. required that they build within the zoning. You know this story. You have seen it time and again. Is the new norm to be expected that excavation hits the water table and requires multiple sump pumps throughout the build? Is the new normal to cause neighbours and neighbourhoods to flood? Are neighbourhoods that were previously dry now to be considered flood plains? My experience is that this neighbourhood should now be called a flood plain.</p> <p>It has changed my perception of trying to make a positive difference within my neighbourhood, my city and my region. Please take the lead. Please make a difference where I cannot. The new normal for me is that I cannot even see the blueprint. I sure can see the foundation though. Thank you for your time. As always, I would appreciate knowing that you have read my letter and if you would ever like to come and see a flooding design in process, come over any time.</p> <p>Mary Alice St. James 225 Oak Crescent Burlington, Ontario L7L 1H3 905 580-4019</p> <p>Community Advocate and Co-Chair of A.C.T. (Active Community Teamwork)</p> <p>Here are a couple of interesting pieces:</p> <ol style="list-style-type: none"> <li>1. An article from the National Post where guitarist Brian May of Queen fame, blames flooding in his basement on the <b>"Plague of Giant Iceberg Basements"</b> authorities have been allowed to construct in his neighbourhood. It seems the authorities have known for some time that "deep basement extensions obstruct aquifers and render the drainage system ineffective."</li> <li>2. An example of the type of <b>"Basement Impact Assessment"</b> now required by authorities for these large basements basically being excavated to increase floor space.</li> </ol> <p>Should we not all be doing more about <b>flood plains or significant aquifer issues?</b></p>	<p>In addition, Policy Direction NH-4 recommends introducing new policies and mapping in the Regional Official Plan that implements a Water Resource System. This Policy Direction is required by Provincial Plan and Policies to provide for the long-term protection of surface and groundwater features and their functions and mitigate any negative impacts surrounding key hydrologic features and key hydrologic areas.</p>



No.	Source	Submission	Response
		<p><a href="https://nationalpost.com/news/world/queen-guitarist-brian-may-blames-rich-homeowners-for-devastating-flood-that-destroyed-memorabilia">https://nationalpost.com/news/world/queen-guitarist-brian-may-blames-rich-homeowners-for-devastating-flood-that-destroyed-memorabilia</a></p> <p><a href="https://www.rbkc.gov.uk/idoxWAM/doc/Other-1894900.pdf?extension=.pdf&amp;id=1894900&amp;location=Volume2&amp;contentType=application/pdf&amp;pageCount=1">https://www.rbkc.gov.uk/idoxWAM/doc/Other-1894900.pdf?extension=.pdf&amp;id=1894900&amp;location=Volume2&amp;contentType=application/pdf&amp;pageCount=1</a></p> 	<p>Comments are acknowledged. Please see above for a detailed response.</p>
28	Diane Green	<p>ROPR Team cc Gary Carr, Rob Burton, Cathy Duddeck, Dan Tovey, Heather Ireland</p> <p>Thank you for your response. However, as indicated, I did raise these questions in early February, so it is a little late to get the attached response.</p> <p>My replies:</p> <p><u>EIA reports:</u> <i>If development is being proposed under a Planning Act application within and/or adjacent to the RNHS, ROP policies do require that an Environmental Impact Assessment is completed to demonstrate that the development proposal will result in no negative impacts to the RNHS, including any unmapped key features that must be identified as part of the study.</i></p>	<p><b>Response 1</b></p> <p>In response to the comments on public parks being removed from the draft proposed Region’s Natural Heritage System (RNHS) mapping, the mapped key features and components of the RNHS as identified in Section 115.3 and 115.4 of the Regional Official Plan (ROP) are not being proposed for removal from parks and parkettes. Significant Wildlife Habitat based on the Provincial Policy Statement (2020), is an unmapped key feature in the draft proposed RNHS mapping as the Region does not have sufficient data to map this key feature for the entire Region. If development is being proposed under a <i>Planning Act</i> application within and/or adjacent to the RNHS, ROP policies do require that an Environmental Impact Assessment is completed to demonstrate that the development proposal will result in no negative</p>

No.	Source	Submission	Response
		<p>And therefore if an area has not been previously mapped as being adjacent or within the NHS it will be excluded from review. If the Region has no knowledge of SWH habitat at a regional level, how will it be competent to assess unmapped SWH within a local EIS? If the Region excludes local parks and parkettes from the regional system, how will it ensure that SWH requirements are carried through to the local level?</p> <p><u>SWH Mapping</u>: Significant Wildlife Habitat based on the Provincial Policy Statement (2020), is an unmapped key feature in the draft proposed RNHS mapping as the Region does not have sufficient data to map this key feature for the entire Region.</p> <p>Why may I ask does the Region not have sufficient data, or any data at all, to map this? The requirement for SWH protection has been in place since the 1990's. As I have indicated one excellent source of mapping is the Breeding Bird Atlas which has mapped the entire province in 10 km squares. Furthermore I see the City of Guelph has mapped areas of SWH in its plan. Yet there is not a single acre so designated within the Regional Plan. The Town of Oakville has only one small segment, half of Shell Park, designated as SWH and only as the result of a 2000 OMB hearing. Does the Region expect all such designations to occur only after massive public opposition results in a planning board hearing?</p> <p><u>SWM Ponds</u>: "this infrastructure is generally not permitted or considered to be part of the system due to its potential negative impacts on the system."</p> <p>As a condition of permit, infrastructure in the Region should not be permitted if it is expected that negative impacts will be the outcome. This is a key requirement within the PPS, based on the underlying environmental legislation which requires no adverse impacts to the environment. Why would the Region be permitting infrastructure in its policy framework that did not meet this requirement? This is exactly the reason why all such infrastructure should be compliant to overall watershed planning targets for water quality and quantity, not to mention fish habitat requirements. The PPS define natural heritage to include the support of hydrologic functions, which is the entire purpose of a SWM Pond. Why does the Region not practice an integrated planning approach which actually meets the expectations of the Provincial Policy Statements?</p> <p><b>Natural heritage system</b>: means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, <b>areas that support hydrologic functions</b>, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.</p> <p><b>Hydrologic function</b>: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.</p> <p>I also suggest you review the entire Policy 2.2 titled Water because the reply in this email indicates a complete lack of understanding of the PPS framework.</p>	<p>impacts to the RNHS, including any unmapped key features that must be identified as part of the study. Those lands within public parks that are located outside of the draft proposed RNHS will be designated and zoned by the local municipalities. The ROP policies for uses permitted in the RNHS are more restrictive and would not permit certain uses that are typically located in public parks outside of the RNHS such as hard surface pathways, play structures, soccer and baseball fields, etc.</p> <p>In response to comments about SWM ponds, we note that in the current Regional Official Plan, this infrastructure is generally not permitted or considered to be part of the system due to its potential negative impacts on the system.</p> <p><b>Response 2</b></p> <p>The Halton State of Sustainability Report as described in the current Regional Official Plan has not been produced. As part of the current Regional Official Plan review, the Natural Heritage Discussion Paper discusses the potential to include a report on the state of Halton's Natural Heritage System as a program under Halton's Natural Heritage Strategy. This type of monitoring program can assist Halton Region in developing strategies and initiatives that will help maintain, protect and enhance Halton's Natural Heritage System. Through the Regional Official Plan review, we will determine how to incorporate policies in the Regional Official Plan that would support the development of the Natural Heritage Strategy.</p> <p>Based on discussions on March 3rd, staff have attached additional resources to assist with the review of the Natural Heritage Discussion Paper. There are two slides that outline the components of the Region's Natural Heritage System as stated in Section 115.3 and 115.4 of the Region's Official Plan and a table that outlines the Draft Proposed Refined Halton Natural Heritage System Mapping Components and Data Sources. We have also included below responses to some additional questions at the meeting on March 3rd.</p> <ol style="list-style-type: none"> <li>1. Is Bronte Harbour owned by Halton Region and is it considered a Regional Waterfront Park? Bronte Harbour is owned by the Town of Oakville and it is mapped as a Regional Waterfront Park in the Regional Official Plan. Sections 133-136 of the Regional Official Plan outline the objectives and policies for Regional Waterfront Parks.</li> <li>2. Why is the utility corridor in Southwest Oakville near Shell Park to be removed? Regional Planning staff will review the utility corridor in Southwest Oakville near Shell Park as part of the next phase of review for the draft proposed Natural Heritage System mapping. Through this review, staff will ensure the draft proposed Natural Heritage System is mapped</li> </ol>

No.	Source	Submission	Response
		<p>Thank you for the opportunity to submit these late comments.</p> <p>Sincerely, Diane Green</p> <hr/> <p>Hi Heather,</p> <p>As I review the map in Figure 8 in the discussion paper as well as the memo I see some other areas that I would like more information about.</p> <p>For further clarification,</p> <ol style="list-style-type: none"> <li>1. why are the SWM ponds to be removed, if offline. What criteria distinguish an offline vs. online pond. Why is the entire parcel to be removed if it includes a SWM pond. If it was offline facility where the pond was located away from any regulated stream, the entire SWM pond (which may be the entire parcel) was to be removed from the RNHS.</li> <li>2. why are the parks and parkettes to be removed. In addition, parks and parkettes identified as part of the natural system in local official plans were removed from the draft 2019 RNHS but the key features identified on those properties are proposed to remain.</li> <li>3. why is the utility corridor in Southwest Oakville near Shell Park to be removed</li> <li>4. why is the area within the Sixteen Mile Creek which I assume may be the Glen Abbey golf course to be removed as this area is within the floodplain and an ANSI</li> <li>5. why does the area mapped on the memo in Figure 9 exclude the area of the waterfront and valley south of Lakeshore Road, as this is listed as part of the Bronte Creek ANSI on Schedule B of Livable Oakville</li> <li>6. why are areas designated on Schedule B of Livable Oakville as floodplain around the east branch of Fourteen Mile Creek not included in the Regional NHS</li> <li>7. why are in general are there other areas listed as floodplain on Schedule B of Livable Oakville that are not included in the Regional NHS, e.g. the creek to the east of Fourteen Mile Creek (I believe this may be Glen Oak)</li> <li>8. why is the meander on Sixteen Mile Creek directly south of the QEW excluded from the Regional NHS</li> <li>9. Figure 8 in the discussion paper is very difficult to read along the Burlington Oakville shoreline due to a thick mapping border, so it is unclear whether there are any affected areas along the Lake. Can a more resolved map of the shoreline of the lake be provided to see what changes are being proposed.</li> <li>10. In general what were the guiding principles directing the process of removal and addition of areas.</li> </ol> <p>Thanks very much, Sincerely, Diane</p> <hr/> <p>Good morning,</p> <p>Thank you for meeting with me to answer some of my questions on the NHS Discussion paper.</p>	<p>based on the best available source data and in accordance with the policies and definitions of the Regional Official Plan.</p> <p>3. Why is the area within the Sixteen Mile Creek which I assume may be the Glen Abbey golf course to be removed as this area is within the floodplain and an ANSI? Regional Planning staff will review the Glen Abbey golf course as part of the next phase of review for the draft proposed Natural Heritage System mapping. Through this review, staff will ensure that the draft proposed Natural Heritage System is mapped based on the best available data and in accordance with the policies and definitions of the Regional Official Plan.</p> <p>4. Confirmation that all Regional Forest Tracts are identified in the draft proposed Natural Heritage System mapping. Regional Planning staff can confirm that all Regional Forest Tracts have been mapped as part of the draft proposed Natural Heritage System.</p> <p>5. Can we provide a map showing the delineation of the Natural Heritage System along the Burlington and Oakville shorelines? As the draft proposed Natural Heritage System is shown as a linear line in the draft proposed mapping, the best way to review the mapping is through the Regional Official Plan review online mapping tool. The online viewer can be accessed through this link: <a href="https://webgeo2.halton.ca/Html5ViewerROPR/Index.html?viewer=PLN_OfficialPlanReviewViewer.Halton_OfficialPlanReviewViewer_HTML5#">https://webgeo2.halton.ca/Html5ViewerROPR/Index.html?viewer=PLN_OfficialPlanReviewViewer.Halton_OfficialPlanReviewViewer_HTML5#</a> Staff also provided a 'How to Guide' to assist in using the online viewer.</p> <p>6. Does Halton Region have groundwater, surface water, and stormwater outfall monitoring programs? Halton Region is located in three different watersheds and therefore, the Region is protected through three separate Source Protection Plans: Halton-Hamilton Source Protection Plan, CTC Source Protection Plan, and Grand River Source Protection Plan. For more information on the Source Protection Program at Halton Region, please refer to this webpage: <a href="https://www.halton.ca/For-Residents/Water-and-Environment/Water-Quality-Protection/Source-Water-Protection">https://www.halton.ca/For-Residents/Water-and-Environment/Water-Quality-Protection/Source-Water-Protection</a>. In addition to the Source Protection Plans, Conservation Halton and Credit Valley Conservation Authority have Provincial groundwater and surface monitoring programs within Halton Region. Additional information can be located here: - Conservation Halton: <a href="https://conservationhalton.ca/watershed-report-card">https://conservationhalton.ca/watershed-report-card</a> - Credit Valley Conservation Authority: <a href="https://cvc.ca/document/credit-valley-conservation-watershed-report-card/">https://cvc.ca/document/credit-valley-conservation-watershed-report-card/</a></p> <p><b>Response 3</b></p>

No.	Source	Submission	Response
		<p>I was wondering could you point me to where would I find the Halton State of Sustainability Report as described in the current ROPA? I see it mentioned in 143 (1),145 (11), 147 (5), 164(1), 170 (5a), and specified in 206 (1.2)</p> <p>I am specifically interested in the items related to environment, i.e. natural heritage, water and air quality.</p> <p>Thanks very much,</p> <p>Sincerely, D. Green</p> <hr/> <p>Good morning Heather,</p> <p>I had scheduled a meeting with you for tomorrow afternoon concerning some questions about the SWM pond designation change on the NHS.</p> <p>I have been reviewing some of the guidance documents and some of that review is answering my initial questions, so I would like to cancel the meeting for now, although I may like to speak with you at a later date.</p> <p>In the meantime perhaps you could just let me know, is the change where SWM ponds are to be removed from the NHS already in place or is it just proposed?</p> <p>Thanks very much, Sincerely, Diane Green</p> <p>Email 2</p> <p>Good morning,</p> <p>Further to my prior email, I am reviewing the Natural Heritage Discussion Paper and it would be helpful to have some additional clarifications.</p> <p>1) On page 28, it references</p> <p>Quality Assurance/Quality Control (QA/QC) evaluation The final step in the RNHS mapping update process was a Quality Assurance/Quality Control (QA/QC) evaluation of the draft 2019 RNHS. The purpose of this exercise was to complete a visual inspection of the draft 2019 RNHS to confirm that a consistent approach to the mapping in accordance with the Regional Official Plan, identify mapping errors and apply specific mapping rules (i.e. exclusion of individual storm water management ponds)</p> <p>I'd like to get some more information as to why the ponds were originally included and why the QA/QC process removed them.</p>	<p>To answer your question, the Principles for the Quality Assurance and Quality Control/QC Refinements under Point 2 – Removal of Storm Water Management Ponds as described in 'Quality Assurance/Quality Control (QA/QC) process of the draft 2019 Regional Natural Heritage System (RNHS) Memo' dated March 27, 2020, were applied to the draft proposed 2019 Regional Natural Heritage System (RNHS) mapping that has been included in the Natural Heritage Discussion Paper. As described in the memo, in consultation with the local municipalities, a review of the stormwater management (SWM) ponds within the settlement areas was completed. If a SWM pond was online, meaning where a regulated watercourse flowed through it, the entire pond was to be left in the RNHS. If the SWM pond was an offline facility where the pond was located away from any regulated stream, the entire SWM pond (which may be the entire parcel) was to be removed from the RNHS. A link to this memo is provided here: <a href="https://www.halton.ca/getmedia/ebbc5582-2fe0-4cea-9065-3a0786bd92d5/RNHS-Refinement-Mapping-Memo-QAQC-March-2020.aspx">https://www.halton.ca/getmedia/ebbc5582-2fe0-4cea-9065-3a0786bd92d5/RNHS-Refinement-Mapping-Memo-QAQC-March-2020.aspx</a></p> <p>It is also important to note that Sections 115.3 and 115.4 of the Region's Official Plan (consolidated June 19, 2018) provide a list of the key features and components that create the Regional Natural Heritage System through a systems approach to protect and enhance the natural features and their functions. Regional staff used a consistent application of natural heritage policies and definitions in the current ROP when evaluating the draft proposed 2019 RNHS.</p> <p>If you have not already found it, we do have a Regional Official Plan Review (ROPR) online mapping viewer, where you can view the draft and proposed mapping, please visit the Region's website: <a href="http://www.halton.ca/ropr">www.halton.ca/ropr</a>. You can use the online ROPR Mapping Viewer to toggle on/off various layers to compare the changes between the current RNHS and the draft proposed 2019 RNHS.</p> <p>In follow-up to your question about the ROPR notification e-mails, the questions regarding municipality and area of interest are posed to help staff understand our audience and the matters which are important to them. All subscribers will receive the same notification emails.</p> <p><b>Response 4</b></p> <p>Regional staff offered to arrange a phone call or Zoom meeting to discuss Diane Green's submissions. Diane had previously spoken with a Senior Environmental Planner, about the Natural Heritage Discussion Paper and the draft proposed Regional Natural Heritage Mapping.</p>

No.	Source	Submission	Response
		<p>2) On Page 33, Figure 8, there seems to be a lot of small areas that are being removed notably in the southern sections of the Region in Oakville and Burlington. Can I get some background as to why those areas are being removed? Are these all storm water infrastructure?</p> <p>3) On page 47, reference is made to a new concept known as a Water Resource System:</p> <p>Although the ROP has a section on water, it does not identify a WRS, map it, or apply policies that pertain to it. To satisfy this expanded area of Provincial plans, the ROP will be required to incorporate new terms, definitions, mapping and policies that address and protect a new Halton WRS. Also related to water, policies in the Growth Plan 2019 and Greenbelt Plan 2017 establish that decisions on allocation of growth and planning for water, wastewater, and storm water infrastructure shall be informed by applicable watershed planning or equivalent (Growth Plan 2019 policy 4.2.1.3 &amp; Greenbelt policy 3.2.3.4).</p> <p>Can you provide further clarification as how to how the WRS will be implemented. What specific components will be included. How will NHS designations relate to WRS designations. How will policies be integrated where needed.</p> <p>Thank you,</p> <p>Diane Green</p> <hr/> <p>Good morning,</p> <p>I am a resident in Oakville and I have a few questions about wildlife habitat and stormwater management.</p> <p>Specifically can you advise as to whether stormwater management ponds are currently included as part of the Natural Heritage System?</p> <p>As well, can you direct me to the relevant guidance documents around how wildlife habitat is protected within the Region?</p> <p>I am thinking about a situation where a SWM pond could also serve as wildlife habitat.</p> <p>Thanks for your advice,</p> <p>Sincerely,</p> <p>D. Green</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

29

12211 No. 5 Sideroad

August 13, 2021

Halton Region  
1151 Bronte Road  
Oakville, Ontario,  
L6M 3L1

Attention: Heather Ireland

***Request for Review: Draft Regional Natural Heritage Mapping for the Property located at 12211 5 Side Road in the Town of Halton Hills***

Dear Heather:

This letter is to provide some follow-up to correspondence and a site visit conducted with Conservation Halton (CH) on the property located at 12211 5 Side Road in the Town of Halton Hills (the property). Our team politely requests a review of the draft proposed Regional Natural Heritage System (draft RNHS) be conducted by the Region of Halton (the Region), following our review of the property's existing conditions and draft RNHS mapping.

The draft RNHS available on the Region's online mapping currently depicts an area of the property as "Proposed Draft NHS linear Key Component." Specifically, the draft mapping indicates that a river/watercourse may extend south from a woodlot (Draft NHS Key Component) towards 5 Side Road. A screen shot of this is provided below.



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Dillon Consulting  
Limited

The refinements to the draft proposed RNHS will occur based on the submission and CH's revisions to the ARL mapping to remove the regulated watercourse.

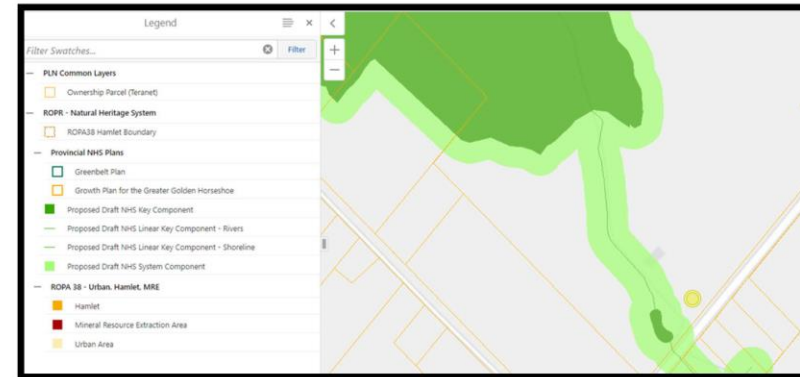


Figure 1: Screenshot of draft RNHS mapping of the Property

The draft RNHS mapping corresponds to online regulatory mapping currently being updated by CH. The linear key component/river was mapped as a regulated watercourse by CH. Furthermore, CH had previously indicated that a wetland was present within the woodland located along the northern property boundary (screen shot of the online regulatory mapping is provided below).



Figure 2: CH regulatory mapping of the property

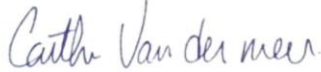

The property was ground truthed by CH and Dillon on March 24<sup>th</sup>, 2021. Through this reconnaissance, it was confirmed that the watercourse and wetland were mapped incorrectly and are in fact, not present on the landscape. Email correspondence from CH confirming these findings has been attached for reference (**Attachment A**). Based on these conclusions, CH has agreed to update their mapping to exclude these features from their online data. To follow suite with this update, we request that the



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Comments are acknowledged. Please see above for a detailed response.

No.	Source	Submission	Response
		<p>draft RNHS Linear Key Feature associated with the false watercourse component be excluded from the RNHS.</p> <p>Please let us know if you have any questions or if there is anything else required to facilitate this revision. Should you require further information, please contact the undersigned at your earliest convenience.</p> <p>Sincerely,</p> <p><b>DILLON CONSULTING LIMITED</b></p>  <p>Caitlin Vandermeer, Biologist</p> <p>Enclosures  cc: Allen Benson (Dillon Consulting Limited)  David Laren/Giselle Vallières (Larendale Group)  Emma DeFields (Conservation Halton)</p> <p>Our file: 21-1080</p> <div style="text-align: right;">  <p>235 Yorkland Blvd.  Suite 800  Toronto, Ontario  Canada  M2J 4Y8  Telephone  416.229.4646  Fax  416.229.4692</p> <p>Dillon Consulting  Limited</p> </div>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
30	Daniel Perry	<p>Hello again my name Daniel Perry from 8482 Sixth line Halton Hills I'm asking Halton region to incorporate or zone a small portion of the front east corner of our property into the employment lands destination.</p> <p>The province and the region threw their regional natural heritage designations on our and have destroyed the value of our farm, and as farmers hurt our ability to borrow from the bank's cause our value is so low and killed our pensions while across the street is worth six times as much and has ten acres of trees while we only have one. Its not fair while over the night in 2009 you single handedly devalueated our farmer land to the point where we can't survive we need your help for a make up call on this one, bring the the value back up a bit so we can afford to put in valuable infrastructure back on the property to maintain our jobs as farmers and to give a bit of our pensions back. Thank you.</p> <p>I've put in some mapping the 3.5 acres lies outside the Greenbelt and Natural Heritage and Prime Agriculture farm land I think. And what area of our farm we are talking about. Thier is a water line 15 feet past our property line so thier is some servicing thier.</p> <p>So help us write a wrong only you guys can really help us out with this issue.</p> <p>Best regards the Perry's!</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>Broadened permissions with agriculture-related and on-farm diversified uses are intended to assist with enhancing farm viability and diversifying farm revenue streams as per RAS-2.</p> <p>Regional staff had a phone call with Mr. Perry regarding his inquiry. The current Regional Official Plan Review is looking at adding permissions to allow additional revenue streams to support farmers including the possible seasonal storage of boats or trailers as an on-farm diversified use which you had mentioned you may wish to look at and explore. The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas identifies seasonal storage of boats or trailers as an on-farm diversified use. The Guidelines provide examples of what might fall under the category of on-farm diversified uses <a href="http://www.omafra.gov.on.ca/english/landuse/facts/permitteduseguide.pdf">http://www.omafra.gov.on.ca/english/landuse/facts/permitteduseguide.pdf</a>. Regional staff connected with Halton Hills Planning staff about this inquiry and welcome future consultation on the matter.</p> <p>Staff also had an opportunity to look more closely at the mapping of the areas identified as enhancement and linkage areas (shown in light green on the draft NHS map). This area was identified in the 2009 NHS mapping as a linkage and enhancement area, which followed the mapping process described in the Sustainable Halton 3.02 Report. The purpose of the Sustainable Halton 3.02 Report was to provide technical direction and a framework to map the Regional Natural Heritage System. More information on what a Natural Heritage System is can be found on our webpage <a href="https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-(ROP)-(1)/Regional-Official-Plan-Explained-Natural-Heritag">https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-(ROP)-(1)/Regional-Official-Plan-Explained-Natural-Heritag</a></p> <p>As part of the most recent technical review of Natural Heritage System mapping, staff looked at specific areas where mapping changes to key features resulted in changes to the boundaries of the system and the enhancement and linkage areas. No revisions were made to the property at 8482 Sixth line. Here is an explanation of why the linkage/enhancement have been identified on this particular property:</p> <ol style="list-style-type: none"> <li>1. This area was identified as an enhancement and linkage area for the following reasons: <ol style="list-style-type: none"> <li>a. Enhancement area – this area fills in a large space between key features (i.e. woodlands, watercourse, etc.) and improves the shape and size of the Natural Heritage System in this area, which includes a large woodland.</li> </ol> </li> </ol>

No.	Source	Submission	Response
			<p>b. The enhancement would increase the proportion of interior conditions.</p> <p>c. Linkage - this area contributes to the area along Sixteen Mile Creek that connects other key features.</p> <p>However, keep in mind that agriculture is permitted and encouraged in linkage, enhancement, and buffer areas of the NHS.</p> <p>The Sustainable Halton 3.02 Report and the Regional Official Plan policies provide some flexibility related to the location and form (e.g. width and length) of linkages and enhancement areas as well as permitted uses that were discussed, so long as the intended function of the linkage and/or enhancement area is not compromised. This can be determined at the time when development is being proposed and may require an environmental study depending on the scope and scale of the proposal.</p> <p>Regional staff recognize the importance of finding ways to help farms stay viable which is why staff are exploring different options for additional permitted uses in the agricultural area and having consultations to discuss them with the Public. This is the reason that staff sought input as part of the Regional Official Plan Review.</p>
31	Mattamy Homes	<p>August 17, 2021  Karen Ford, Vice President, Land Development  14256 10 Side Road Dev Ltd.  Mattamy Homes Canada  Greater Toronto West Division Office  433 Steeles Ave. East Suite 110  Milton, ON  L9T 8Z4  Attention Karen Ford:  <b>Re: Natural Heritage Characterization  14256 Sideroad 10  Town of Halton Hills</b></p> <p>Savanta has been retained by Mattamy Homes to provide a natural heritage technical characterization of the property located at 14256 Sideroad 10 in the Town of Halton Hills (Subject Lands). This property overlaps with the Halton Region Natural Heritage System (NHS), which has been revised by the Region through additions and removals in the Draft 2019 NHS.</p> <p>Savanta prepared a letter (dated October 29, 2020) regarding our technical review of the Natural Heritage Discussion Paper (NHDP) and the Subject Lands. Savanta's final recommendations were to remove both the pie-shaped addition (Polygon 1) and the linear linkage addition (Polygon 2) from the Draft 2019 NHS due to not meeting any of the refinement criteria listed in the NHDP.</p> <p>A meeting was held with the Region and their ecological consultants, North-South Environmental, on June 24, 2021 to explain the rationale behind the Draft 2019 NHS proposed revisions and to discuss the Savanta recommendations in the October 2020 letter. During that meeting, the Region noted that updated Conservation Halton Hydrological Connection data was available and used as further input to prepare the Draft 2019 NHS. It was also confirmed by the Region that the two additions (Polygons 1 and 2) were proposed to be added to the NHS as linkages between Key Natural Features (KNFs), with</p>	<p>Regional staff have been engaged with this landowner on the draft proposed RNHS including the review "Natural Heritage Characterization, 14256 Sideroad 10, Town of Halton Hills", prepared by Savanta (dated August 17, 2021), and conducted a site visit with Regional staff and consulting team. Regional staff will continue to engage with the landowner on this matter through the next staged ROPA (Phase 3).</p>


No.	Source	Submission	Response
		<p>Polygon 2 following the updated CH desktop data. Mattamy requested a site visit with the Region and North-South Environmental to provide an opportunity to observe the Subject Lands firsthand. A site visit was scheduled for August 5, 2021 for the Region and their ecological consultants.</p> <p>As noted in the Savanta (2020) letter, the NHDP states that the proposed revised Draft 2019 NHS is based on updated base data information available from the Province and conservation authorities. The Region also based the proposed revisions on planning decisions and updated information since ROPA 38, including OMB decisions, approved planning applications, special Council Permits and staff refinements based on in-field observations.</p> <p>Savanta understands that the Subject Lands have not been part of any planning decisions, nor has any fieldwork been conducted by Regional staff or their consultants. Therefore, the additions proposed by the Region are based solely on updated data from Conservation Halton (discussed further below). To better understand the proposed revisions to the NHS on the Subject Lands, a high-level natural heritage characterization was completed by Savanta in 2021 to determine existing conditions and whether the Region’s proposed NHS additions (Polygons 1, 2 and 3) are warranted based on existing natural features and functions (<b>Figure 1</b>). The following presents the surveys and results.</p> <p><b>Technical Characterization – Aquatic Investigation of Existing Features</b></p> <p>A preliminary desktop evaluation of aerial imagery was conducted to understand where aquatic features (i.e., headwater drainage features or watercourses) may be present within the Subject Lands. Following this, Savanta conducted a ground-truthing exercise on March 23, 2021 to generally characterize existing conditions of the permanent watercourse feature (flowing north-south from Sideroad 10) and any other aquatic features that may be identified within the Subject Lands.</p> <p>During the aquatic investigation, the totality of the watercourse was walked within the Subject Lands and the following characteristics were recorded:</p> <ul style="list-style-type: none"> <li>- Hydrology (e.g., flowing or standing water);</li> <li>- General watercourse morphology (e.g., riffle, run, pools);</li> <li>- Bed and bank substrate;</li> <li>- Instream habitat (e.g., woody debris, aquatic vegetation, undercut banks);</li> <li>- Presence of obstructions to fish movement (e.g., culverts, debris dams);</li> <li>- Evidence of groundwater inputs (e.g., seeps or springs, iron flocculation/staining); and</li> <li>- Riparian habitat.</li> </ul> <p>Two features were recorded within the Subject Lands: watercourse H1S1 and headwater drainage feature (HDF) H2S1. In addition to these features, an excavated channel is present in the woodlot near the southeast corner of the Subject Lands. However, there is no outlet to the excavated channel, and it simply terminates at the edge of the woodland. The channel contained standing water during the March 2021 site investigation, but there was no outflow. During very high flow periods, the feature may overflow into the adjacent agricultural field, but there was no evidence of this occurring during the site investigation, nor any defined headwater drainage feature that would convey flow during such an event. Therefore, this appears to be an isolated feature that does not generally provide any headwater drainage feature functions on a regular basis.</p> <p><b>Characterization of Watercourse H1S1</b></p> <p>One natural defined watercourse is present within the Subject Lands. This feature enters the site via a box culvert at Sideroad 10 and flows south within a defined corridor. The box culvert was holding water and did not appear to act as a barrier to fish movement. The watercourse flows through a managed</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>agricultural landscape that hosts one residential dwelling on the west side of the feature. While the channel itself was generally bare of vegetation, several wetland plant species were recorded within the immediate riparian zone including Reed Canary Grass (<i>Phalaris arundinacea</i>) and Cattails (<i>Typha</i> sp.). Reed Canary Grass was the dominant vegetation type throughout the feature, except in pool habitats where scattered cattails were present. A defined border of scrubland plants was present along the entire extent of the natural channel, with shrub density increasing further downstream. The riparian scrubland was comprised of various Willow (<i>Salix</i> sp.) and Dogwood (<i>Cornus</i> sp.) species.</p> <p>This defined natural channel hosts various channel morphological features including riffles, runs and pools. Several baitfish species were observed within the watercourse, indicating that it provides direct fish habitat. It is likely that the deeper pools provide permanent refuge for fish, while gravel/cobble riffle habitats provide potential spawning habitat for various species.</p> <p>Instream erosion was recorded throughout the feature, however more significant bank slumping was recorded at the downstream extent of the watercourse along the left bank. The banks were generally well vegetated, except in areas where slumping had occurred leaving exposed soils. A moderate to high amount of sedimentation was recorded within the feature, which is expected within these types of features in agricultural landscapes. Other morphological characteristics recorded within the channel included vegetated islands within the upstream and midstream sections, suggesting that the system is likely in fluctuation.</p> <p><b>Characterization of HDF H2S1</b>  One undefined drainage feature was identified along the southern Subject Lands boundary within the actively managed agricultural field. Overland flows collected along the edge of the agricultural field and flowed west into a broken tile inlet structure immediately adjacent to the hedgerow. Minor erosion was identified at the downstream extent of the feature where the flows were entering the tile inlet and have eroded the native substrate (clay and silt dominant). Some flow was observed by-passing the broken tile drain structure and entering the tile drain system via a broken pipe approximately 1 m downstream of the existing tile drain structure. This feature does not support direct fish habitat. All flow in the feature was entering the tile drain system. Some ditching is also present in the hedgerow at the southern end of the property.</p> <p><b>Hydrologic Connection of Middle Woodlot</b>  Current Conservation Halton online mapping shows a Hydrologic Connection data base layer; however, it is understood that this data is created through a topographic mapping exercise and is not verified through field data or aerial photographic interpretation. It simply identifies and maps low areas. Conservation Halton uses this data to facilitate the identification of potential aquatic features and hazards. However, their mapping tool includes a disclaimer that the “mapping should be used for information purposes only.</p> <p>The data displayed are derived from sources with different accuracies and all boundaries should therefore be considered approximate.” Aerial imagery illustrated a potential seasonal hydrologic connection between the middle woodlot and H2S1. This area is also identified as Polygon 2, an addition refinement in the 2019 Draft NHS. While there was a topographic low observed within the agricultural field that would line up with where the connection could be, no obvious flow path was observed during the aquatic investigation on March 23, 2021. No hydrologic connection was observed during the aquatic investigation and the agricultural field was dry.</p> <p>Winter Wheat was planted throughout the field, and within this area, with the area being completely ploughed through, there was no change in vegetation type and there were no areas of damp soils, let</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>alone presence of water. Based on these observations, this area does not support a hydrologic connection from the middle woodlot to the H2S1 feature at the south of the Subject Lands boundary (Polygon 2).</p> <p><b>Technical Characterization – Vegetative Investigation of Existing Features</b>  Savanta conducted an ecological land classification (ELC) survey on May 18, 2021 and finalized the vegetation community investigations on June 24, 2021. The permanent watercourse (H1S1) is bordered by cultural meadow, swamp thicket and meadow marsh communities within the Subject Lands. The middle woodland is a mix of dry-fresh Sugar Maple – Black Cherry, fresh-moist Sugar Maple – Hardwood and fresh-moist Black Walnut Lowland forest types. The smaller woodland at the south-east section of the Subject Lands is a fresh-moist Sugar Maple – Hardwood forest that contains a small area of Silver Maple swamp. The remainder of the Subject Lands consists of a residential dwelling and Winter Wheat crops.</p> <p>During the site investigation, no wildlife trails or paths were observed through the crops between, or among, the woodlands and the water features. Therefore, the Subject Lands contain two woodlands, a permanent watercourse that is bordered with wetland features, an undefined headwater drainage feature, planted Winter Wheat crops and a residence.</p> <p><b>Natural Heritage System Component – Linkages, Technical Considerations and Recommendations</b>  A linkage is defined in Section 255 of the Halton Region Official Plan as an area that is intended to provide connectivity between Key Features. Of note, “Linkages are preferably associated with the presence of existing natural areas and functions and they are to be established where they will provide an important contribution to the long term sustainability of the Regional Natural Heritage System” (Section 255). The extent and location of a linkage is assessed by both the scale of the proposed development and the ecological functions it contributes to the Regional Natural Heritage System.</p> <p>Further provincial guidelines (Natural Heritage Reference Manual [NHRM]; MNR 2010) state that “corridors should be assessed as to whether there is a natural relationship between the core areas or features being connected, especially when identifying linkages that should be resorted or re-established in fragmented landscapes.”</p> <p>Additional guidance is provided in A Place to Grow Growth Plan for the Greater Golden Horseshoe (GPGGH) (2020) in Section 4.2.2.3 a) ii). It states that “connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape.”</p> <p>It is also recognized in provincial guidelines (MNR 2010) that corridor widths can be as narrow as 50 m and that corridor width and length are connected – the longer the linkage, the wider the linkage. Linkage design is dependent on the provided functions for those species using it (e.g., generalist species such as racoons or deer would require a 50 m wide corridor, whereas area-sensitive and interior nesting bird species could need substantially wider corridor) (MNR 2010).</p> <p><b>Polygon 1 NHS Component - Linkage</b>  The Polygon 1 linkage is conceptually connecting two Key Features (i.e., permanent watercourse and woodland) on the Subject Lands. The distance between these two Key Features is approximately 80 m. Provincial guidelines state that creating linkages in areas where they do not occur is not preferred (MNR 2010). While no obvious wildlife trail or path was observed during field investigations, and there is no</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>hydrologic connection, it is understood that linkage components are a fundamental component of the RNHS. Should these two Key Features require connectivity, the shortest distance would be the most logical. Also, the proposed linkage width should not need to be greater than 50 m, given the existing size, shape, location and surrounding land uses of the two Key Features. It is recommended that the Polygon 1 NHS component – linkage, be removed from the Draft NHS 2019 and that its need and design (should the need for connectivity be determined) will occur through future detailed studies.</p> <p><b>Polygon 2 NHS Component - Linkage</b>  The Polygon 2 linkage is connecting a Key Feature (woodland) on the Subject Lands to a conceptual linkage component (assumed Hydrologic Connection based on Conservation Halton data, though not observed during field investigations) at the southern boundary of the Subject Lands. It was acknowledged by the Region during the August 2021 site visit that the water disappears, or infiltrates, and does not connect to the next feature. This conceptual linkage component continues to the south where it connects to another conceptual linkage component (assumed Hydrologic Connection based on Conservation Halton data, not field verified), which then connects to a Key Feature. The linkage Components total more than 1000 m in length, and all have been assumed and included in the conceptual NHS mapping. The linkage areas that have been field verified have determined that the areas are actively farmed Winter Wheat with no hydrologic connections. Creating linkages, where a feature does not exist, and for such a distance, in a fragmented landscape is not in keeping with either Regional or Provincial guidelines. It is therefore recommended that the Polygon 2 NHS component – linkage, be removed from the Draft NHS 2019.</p> <p><b>Polygon 3 NHS Component - Linkage</b>  The Polygon 3 NHS component is assumed to be a linkage. This polygon has not been discussed previously, and, therefore, it would be appreciated if this could be confirmed. The linkage is almost entirely located on the property to the south of the Subject Lands, with a small section that overlaps with the southwest corner of the Subject Lands. The linkage appears to follow an assumed Hydrologic Connection based on Conservation Halton data, though this has not been field verified due to no property access. The part of this proposed linkage that does overlap with the Subject Lands consists of planted Winter Wheat. It is therefore recommended that the Polygon 3 NHS component – linkage, be removed from the Draft NHS 2019 and that its need and design (should the need for connectivity be determined) will occur through future detailed studies.</p> <p>We trust this is of assistance. Please feel free to contact the undersigned should there be any need to discuss further.</p> <p>Yours truly,  <b>SAVANTA INC.</b>  <b>A GEI Company</b></p> <p>Attachments (1)  - Figure 1 Natural Heritage Characterization  Shannon Catton  Project Director  Phone 226.971.0622  scatton@savanta.ca  Noel Boucher  Project Manager  Phone 289.929.6951</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>nboucher@savanta.ca</p> <p>August 24, 2021 Regional Municipality of Halton Planning Services 1151 Bronte Road Oakville, Ontario L6M 3L1 Attention: Mr. Curt Benson, RPP, MCIP, Chief Planning Official Dear Sir:</p> <p><b>Re: Region of Halton Integrated Growth Management Strategy (IGMS) Natural Heritage System Mapping 14256 Side Road 10 Town of Halton Hills</b></p> <p>I am writing to you on behalf of Mattamy Homes regarding the Natural Heritage System Mapping and NHS policy framework.</p> <p>Attached is a letter prepared by Savanta setting out a natural heritage technical characterization of the property located at 14256 Sideroad 10 in the Town of Halton Hills. This letter sets out the existing conditions of the property and provides recommendations and scientific rationale regarding the removal of three linkages from the proposed NHS mapping at this time and prior to the adoption of the new Natural Heritage System mapping. The Region and their consultants conducted a site walk on August 5th with Mattamy and Savanta to review the findings of Savanta as set out within this correspondence. It is the request of Mattamy Homes that the mapping be updated to reflect this updated field work -based natural heritage system information and good science.</p> <p>We do recognize that Section 116.1 of the Region's Official Plan allows for refinement with additions deletions and/ or boundary adjustments through various identified studies. However, this is not a justification for erroneously identifying and mapping features in the ROP. The fact that the NHS can be refined through further stages in the planning process does not mean that it is appropriate to <i>knowingly</i> map features incorrectly at this time. Good planning should reflect the best state of knowledge available at any given stage of the planning process.</p> <p>Furthermore, the actual experience in the implementation of this policy is that deletions from the natural heritage system are difficult to achieve once incorporated into the NHS within the Regional Official Plan and that compensation for any removed NHS features or functions shown on the ROP schedules is required regardless of whether the lands should have been identified as NHS in the first place.</p> <p>We also request that through the Region's on-going Municipal Comprehensive Review that the language within Section 116.1 be amended to state the following:  <b>116.1. The Natural Heritage System is shown conceptually on Schedules **** and the Natural Heritage System</b> may be refined with additions, deletions and or boundary adjustments, through:  a) a Sub-waterrhed Study accepted by the Region and undertaken in the context of an Area-Specific Plan:  b) an individual Environmental Impact Assessment accepted by the Region, as required by this Plan;or  c) similar studies based on terms of reference accepted by the Region.  Once approved through an approval process under the Planning Act, these refinements are in effect on the date of such approval. The Region will maintain mapping showing such refinements and incorporate them as part of the Region's statutory review of its Official Plan.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

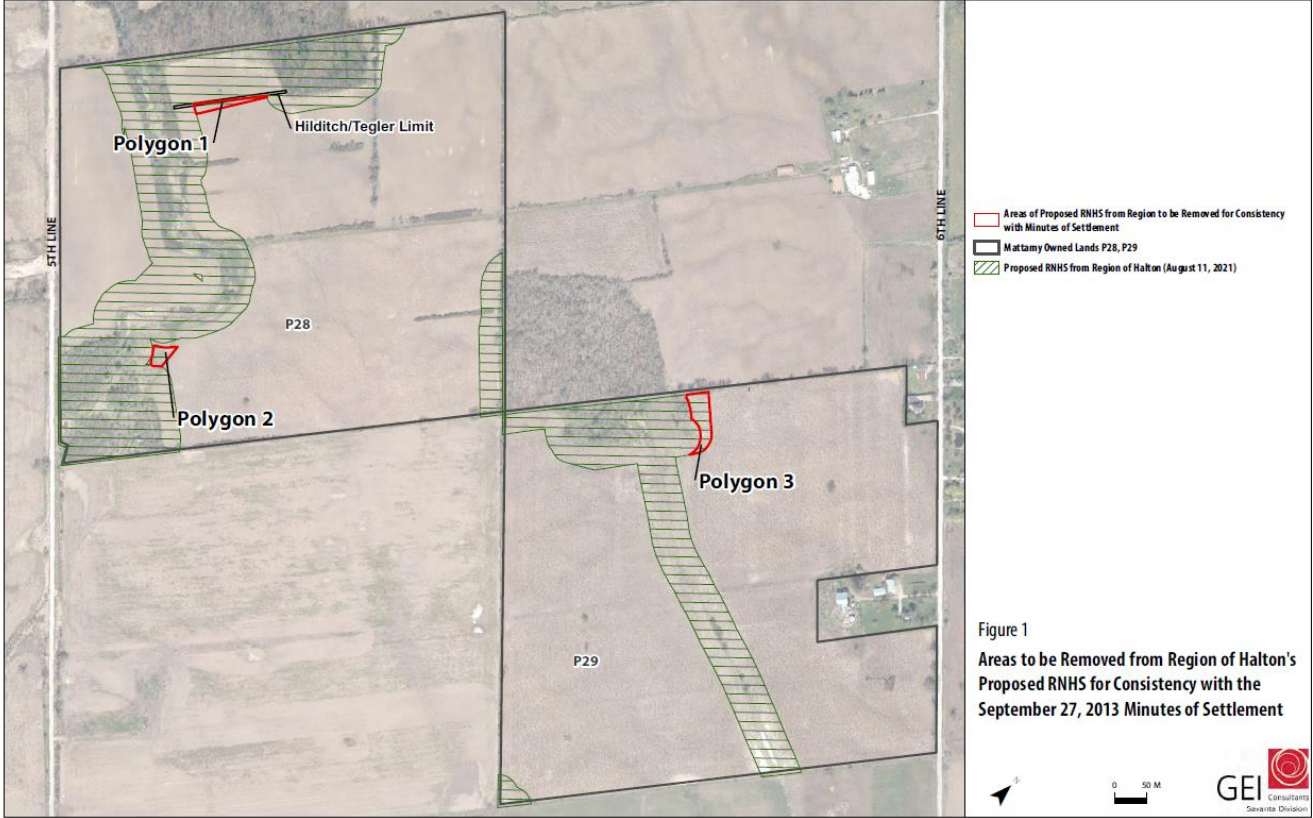
No.	Source	Submission	Response
		<p>This change is required as it is clear from the experiences since the adoption of ROP 38 that the mapping currently within the Regional Official Plan does not represent the actual NHS but a proposed vision based on preliminary data sources and mainly a desk top exercise.</p> <p>We look forward to working with Regional staff to resolve these concerns and would be more than happy to meet with Regional staff to discuss this matter further.</p> <p>Regards,  <b>Ruth Victor MCIP, RPP, MRTPI</b></p>	
32	Mattamy Homes	<p>Hello Heather,</p> <p>Further to my last message our team has completed a review of the proposed RNHS refinements to incorporate the Mattamy Minutes of Settlement (MOS) and have found a number of areas that are not consistent with the MOS and the review that was completed of the MOS as part of the Milton Urban Expansion Area Subwatershed Study (SWS).</p> <p>Attached is a memo outlining the refinements required to be consistent with the MOS and SWS. We request that these refinements be made to the Region's draft RNHS mapping. We have also included the GIS shapefiles to assist with incorporating the requested changes.</p> <p>If you have any questions or would like to discuss further we'd be happy to meet to discuss.</p> <p>Thanks,</p> <div data-bbox="686 1056 1044 1185" style="text-align: center;">  </div> <p data-bbox="1081 1050 1541 1110" style="text-align: center;"><b>Karen Ford</b>  <b>Vice President, Land Development</b></p> <p data-bbox="1081 1177 1743 1237" style="text-align: center;"><b>Mattamy Homes Canada • GTA Low Rise Division</b>  433 Steeles Ave E, Milton, ON L9T 8Z4</p> <p><b>TECHNICAL MEMO</b>  To: K. Ford, Mattamy Development Corporation  Cc: N. Mather, Stonybrook Consulting  From: Noel Boucher/Shannon Catton  Date: August 27, 2021  Re: Review of Region of Halton's Proposed Regional Natural Heritage System Boundary on Properties Subject to the Minutes of Settlement Between Mattamy Development Corporation and the Regional Municipality of Halton (September 27, 2013)  GEI Consultants – Savanta Division (GEI) understands that the Region of Halton (Region) is proposing to update the Regional Natural Heritage System (RNHS) limit on five properties owned by Mattamy Development Corporation (Mattamy) in accordance with the agreed upon revisions from the Minutes of Settlement (MOS) between the Region and Mattamy, dated September 27, 2013.</p>	<p>Regional staff have been engaged with this landowner and are still in the process of reviewing the submission. Regional staff will continue to engage with the landowner on this matter through the next stage ROPA (Stage 3, Phase 3) that encompasses the natural heritage theme including refinements to the Regional Natural Heritage System mapping.</p>

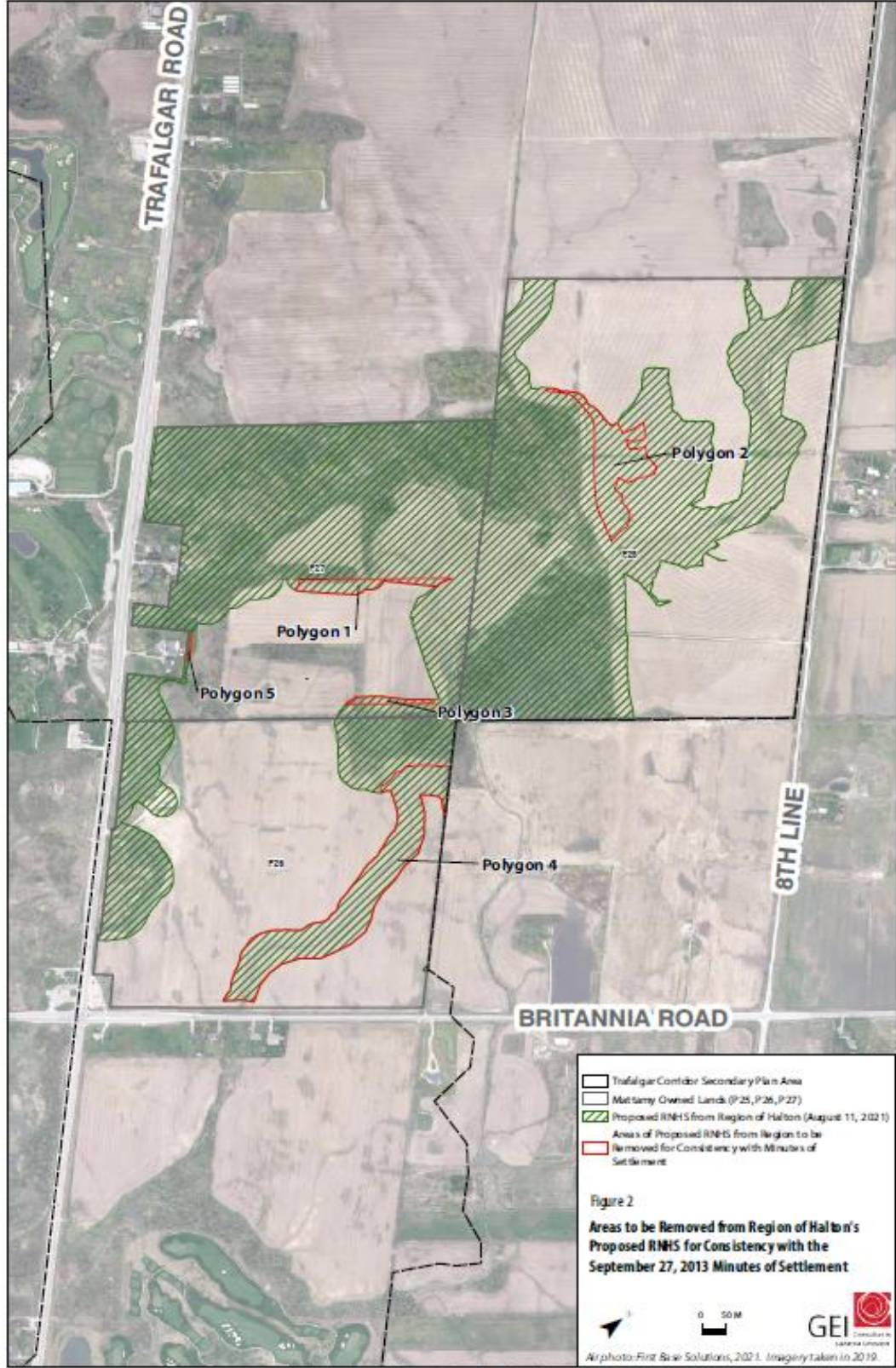


No.	Source	Submission	Response
		<p>GEI also understands that the Region provided Mattamy with the proposed updated RNHS limit line via email on August 11, 2021, for review and comment.</p> <p>This Technical Memo outlines the results of GEI's review of the Region's proposed updated RNHS limit relative to our interpretation of the agreed upon RNHS revisions from the MOS which have been reflected in the preliminary NHS identified in the Milton Urban Expansion Area Subwatershed Study Phase 4: Implementation and Monitoring Plan (Draft Final), dated May 14, 2020 (herein referred to as the SWS). The MOS refer to 'Additional Studies' to be completed to refine the RNHS on the Mattamy lands. The SWS is considered to be one of the 'Additional Studies' that the MOS rely upon to identify refinements to the RNHS. Future studies including the Master Environmental Servicing Plan (MESP) and the Development Area Environmental Functional Servicing Studies (DAEFSS) are other 'Additional Studies' where further refinements will be made to the SWS and RNHS NHS.</p> <p>The preliminary NHS identified in the SWS is based on multiple years of field investigations, multidiscipline analyses of NHS features and functions and hazard lands, and agency and stakeholder consultation. Discussions were held with the Region and Town regarding the Mattamy MOS during the SWS. The preliminary SWS NHS includes recommendations for NHS refinements including RNHS removals, some of which reflect the interpretation of the MOS discussed with the Town through the SWS process.</p> <p>During agency consultation, it appears that the Region had no concerns regarding the SWS NHS mapping related to MOS. As such, the SWS recommendations regarding removals from the RNHS in accordance with the MOS should be reflected in RNHS changes being made now by the Region.</p> <p>The results of our review are discussed in the following sections, which are separated by the two main blocks of land covered by the MOS, namely the Kenborough Lands and the Renaissance/White Squadron Lands. This review includes figures we have prepared identifying the areas we are requesting be removed from the Region's proposed RNHS to be consistent with the agreed upon removals from the MOS and in most cases the SWS. GIS shapefiles of the areas discussed herein are also included with the electronic version of this Technical Memo.</p> <p><b>1. KENBOROUGH LANDS</b></p> <p><b>Figure 1</b> identifies three main areas (as shown by the red numbered polygons) that we are requesting be removed from the Region's proposed RNHS mapping for consistency with the MOS. Minor differences are present in other areas, although these are generally associated with feature limits and buffers, both of which will be refined through Additional Studies such as the MESP and/or DAEFSS and are, therefore, not discussed further here.</p> <p>The following removals from the Region's proposed RNHS mapping are requested:</p> <ul style="list-style-type: none"> <li>• Polygon 1 is associated with the Hilditch/Tegler Limit identified on Figure 1 (Kenborough Lands) in the MOS. The MOS mapping depicts this line, which defines the boundary of an Enhancement Area, as extending essentially straight continuing the trajectory of the adjacent woodland boundary. However, the proposed Region's RNHS limit angles this line southward, deviating from the dripline trajectory.</li> </ul> <p>We request that the Region revise the RNHS line in this area to match the Hilditch/Tegler Limit as depicted in the MOS and the SWS (i.e., remove Polygon 1).</p> <ul style="list-style-type: none"> <li>• Polygon 2 is not associated with a RNHS line identified for specific addition or removal in the MOS, although it does generally coincide with buffers that will be refined through Additional Studies. However, the proposed RNHS boundary line does not appear to be consistent with any feature limit or corresponding buffer in this area. Unless additional rationale is provided to justify the proposed RNHS boundary, we request this area be revised by removing Polygon 2 from the RNHS.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>• Polygon 3 is associated with Area B from the MOS. The MOS note that the RNHS in this area will be adjusted to exclude a hedgerow east of the existing woodland/wetland. While the Region's proposed RNHS line appears to exclude a portion of the hedgerow, it does not appear to be consistent with the extent of revision required by the MOS. It is our opinion that the RNHS would be defined by a buffer (which will be subject to refinement through Additional Studies) from the limit of the woodland and wetland. The Region's proposed RNHS line does not appear to be consistent with this, and we request that it be revised accordingly by removing polygon 3.</p> <p>The removal of Polygons 1 and 3 is consistent with the recommended removals from SWS Map T3-1 (SWS NHS and Implementation Recommendations for Britannia West SPA). Polygon 2 is not specifically identified as a MOS removal area in the SWS.</p> <p><b>2. RENAISSANCE/WHITE SQUADRON LANDS</b></p> <p><b>Figure 2</b> identifies five main areas (as shown by the red numbered polygons) that we are requesting be removed from the Region's proposed RNHS mapping for consistency with the MOS and the SWS. Minor differences are present in other areas, although these are generally associated with feature limits and buffers, both of which will be refined through Additional Studies such as the MESP and/or DAEFSS and are therefore, not specifically discussed further here.</p> <p>The following removals from the Region's proposed RNHS mapping are requested:</p> <ul style="list-style-type: none"> <li>• Polygon 1 is located at the boundary between MOS Area A (to remain in the RNHS) and MOS Area D (which is to be removed from the RNHS). Area A is specifically noted in the MOS as being inclusive of buffers, such that no additional buffer is required south of the boundary between Area A and Area D. Further, the boundary between Areas A and D in the MOS does not include a buffer from the cultural woodland. However, the Region's proposed RNHS mapping appears to depict a 30 m buffer from the cultural woodland at the south end of Area A. This is inconsistent with the MOS and we request that the Region revise the RNHS to be consistent with how it is depicted in the MOS by removing Polygon 1 from the RNHS. In addition, the eastern end of Polygon 1 appears different as the Region has angled the RNHS boundary further south than depicted in the MOS mapping. We request that the Region update this area as well to be consistent with the SWS preliminary NHS by removing polygon 1.</li> <li>• Polygon 2 is associated with the area on Property P25 referred to as Area B in the MOS. The MOS specifically notes that it can be eliminated through Additional Studies. The SWS preliminary NHS identifies this as an RNHS removal area, and as a result, GEI requests the Region revise the proposed RNHS to remove this area to be consistent with how it is depicted in the SWS.</li> <li>• Polygon 3 is associated with a buffer from the woodland/wetland in the southern part of property P26. While we understand that buffers are subject to refinement through Additional Studies, we disagree with how the buffer is depicted in the Region's proposed RNHS (i.e., as extending into the area to be removed from the RNHS). We request that the Region revise the RNHS boundary in this area to be consistent with how it is depicted in the SWS by removing Polygon 3 from the RNHS.</li> <li>• Polygon 4 is primarily, but not completely, associated with an ephemeral drainage feature (identified as Area F in the MOS). The MOS indicates that "if this feature (Area F) continues to be determined to be ephemeral through Additional Studies that the feature will likely be flexible in terms of how it is treated on the landscape, including the potential for its complete removal". Through the SWS work, the feature was confirmed to be ephemeral and was identified as a Mitigation Headwater Drainage Feature which is not considered to be a component of the NHS. Therefore, Additional Studies have been completed and this feature is recommended for removal from the RNHS in the SWS. Therefore, we request that the Region update the proposed RNHS to remain consistent with the MOS and SWS by removing the portion of Polygon 4 that overlaps with MOS Area F from the RNHS. In addition, the northernmost portion of</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

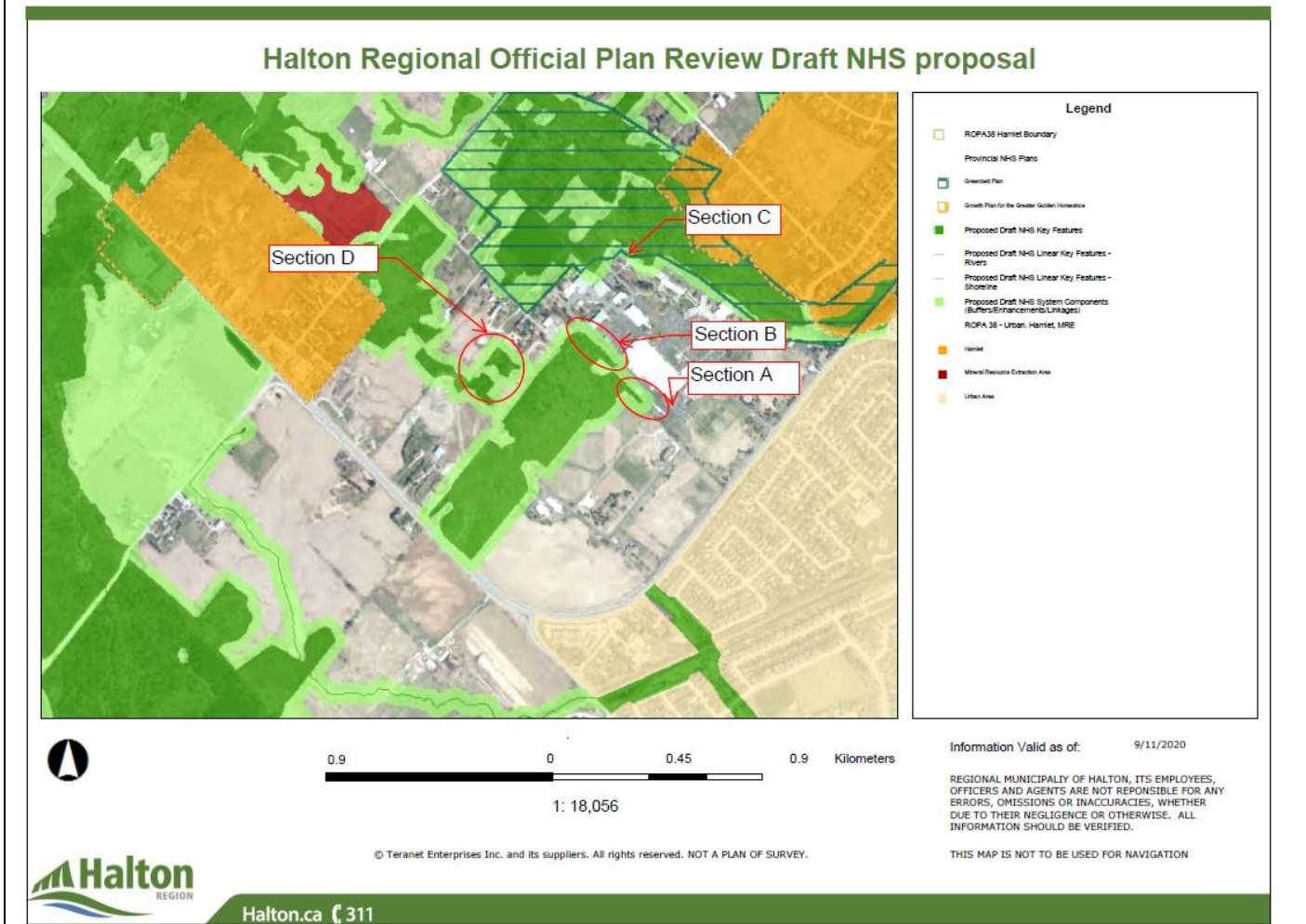
No.	Source	Submission	Response
		<p>Polygon 4 is outside the area covered by MOS Area F but is not associated with any Key Features or other components of the RNHS. This area is not identified as part of the SWS NHS on Map T3-2 (SWS NHS and Implementation Recommendations for Trafalgar SPA). Therefore, we also request that this portion of Polygon 4 be removed from the RNHS.</p> <ul style="list-style-type: none"> <li>• Polygon 5 is located within MOS Area D, which is to be removed from the RNHS. Polygon 5 is situated on Mattamy's property immediately adjacent to a non-participating residential property with no apparent natural features that would warrant inclusion in the RNHS. Therefore, we request that this area should be removed from the RNHS to remain consistent with the MOS.</li> </ul> <p><b>3. CLOSING REMARKS</b></p> <p>GEI has compared the Region's proposed RNHS to our interpretation of the MOS and the SWS preliminary NHS for Mattamy's Kenborough Lands and Renaissance/White Squadron Lands. As a result of this review, we have identified a number of discrepancies and corresponding requested revisions to the Region's proposed RNHS limit to ensure consistency with the MOS.</p> <p>Further, while we acknowledge that the MOS specifically notes that the RNHS includes 30 m buffers and that these buffers can be refined through Additional Studies, we continue to express our disagreement with the general recommendation for blanket 30 m buffers and continue to suggest that buffers should only be determined through detailed Additional Studies including the MESP and/or DAEFSS.</p> <p>Sincerely,  Noel Boucher  Project Manager  289-929-6951  <a href="mailto:nboucher@savanta.ca">nboucher@savanta.ca</a>  Shannon Catton  Project Director  226-971-0622  <a href="mailto:scatton@savanta.ca">scatton@savanta.ca</a></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p data-bbox="1619 854 1930 949">Figure 1 Areas to be Removed from Region of Halton's Proposed RNHS for Consistency with the September 27, 2013 Minutes of Settlement</p>	<p data-bbox="2001 304 2784 370">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
			<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
33	Watch Tower Bible and Tract Society of Canada	<p><b>Site Specific Concerns for ROPR as it Pertains to Property Owned by Watch Tower Bible and Tract Society of Canada</b></p> <p><b>Draft Rural Land Area:</b>  <b>Property: 13893 Highway 7, Georgetown</b></p> <p>This property is zoned Institutional by the Town of Halton Hills, but in the Proposed Rural Lands mapping it is indicated as being Rural. Please revise map to indicate this area as an Institutional Zone.</p> <div data-bbox="677 506 1942 1441" data-label="Figure"> <p>The map displays various land use designations in the Georgetown area. A red box highlights a specific parcel, with a callout stating 'Area that should be Institutional not Rural'. The legend identifies several categories: ROPR38 Hamlet Boundary, Provincial Candidate Agricultural Areas (Converted to Prime Agricultural Area and Converted to Rural Land), Provincial Prime Agricultural Area Outside of ROPR38 Prime Agricultural Area, Proposed Draft NHS System Component, Proposed Draft NHS Key Component, Proposed Draft NHS Linear Key Component (Rivers and Shoreline), Proposed Draft Prime Agricultural Area, Proposed Draft Rural Land Area, ROPR 38 - Urban, Hamlet, LRP, Hamlet, Mixed Resource Extension Area, and Urban Area. The map also includes a scale bar (0 to 0.9 Kilometers), a north arrow, and the Halton Region logo.</p> </div> <p><b>Draft NHS Proposal:</b></p>	<p>Regional staff met with the Watch Tower and Bible Tract Society of Canada via Zoom. Subsequently, Regional staff and an Environmental consultant conducted a site visit to review the Natural Heritage System features on the property. A follow-up response from the site visit was provided to the landowner. Regional staff will continue to engage with the landowner on this matter through the next staged ROPA (Phase 3).</p>

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**Property: 13893 Highway 7, Georgetown**


**Section A:**


We recommend the mapping be refined to remove this area of our Institutionally-zoned property containing an underground utility corridor. The treed area does not meet the criteria for NHS woodland. See Map above and Photos A1-A3.

Comments are acknowledged. Please see above for a detailed response.

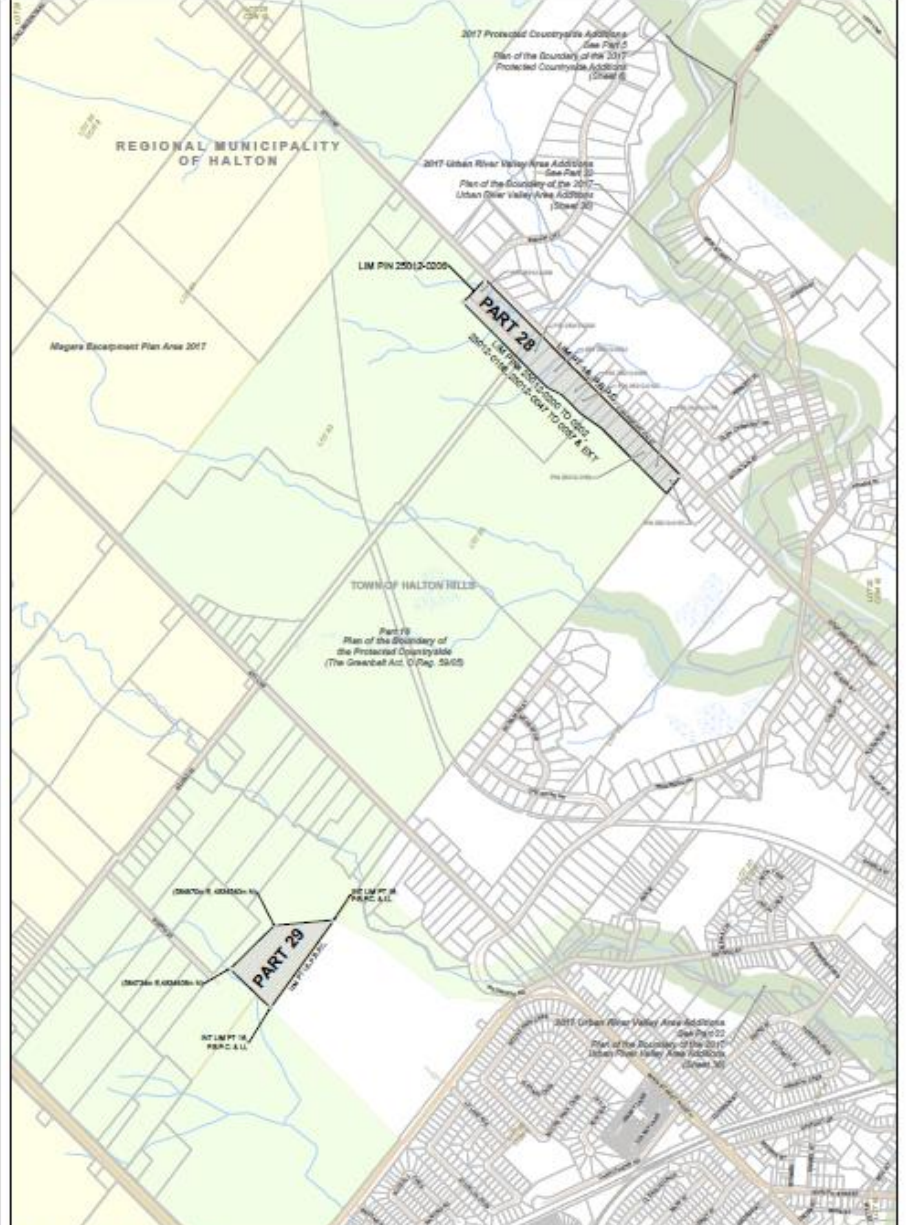
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			<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		 <p data-bbox="671 969 1976 1094"><b>Section B:</b> We recommend the mapping be refined to remove this small area of our Institutionally-zoned property from the NHS. The area indicated on Photo B3 is separated from the rest of the wooded area by a highly transited road on what is essentially a traffic island. See Map above and Photos B1-3.</p>	<p data-bbox="2007 274 2784 338">Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p>The Submission column contains three photographs. The top row consists of two side-by-side ground-level photos of a paved road lined with trees under a bright sky. The bottom photo is an aerial view of a parking lot with a red circle highlighting a specific area of the lot.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>Section C:</b>            We recommend the mapping be refined to match the Greenbelt boundary shown as Part 29 on the map below. This area of our Institutionally-zoned property was carefully evaluated by Ministry of Municipal Affairs during the Greenbelt 2016 Plan Review and was subsequently granted a site-specific exemption.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p data-bbox="677 1431 1538 1713"> <b>THE GREENBELT</b>  Plan of the Boundary of the 2017 Protected Countryside Removals  Sheets 14 of 17  1:4000  <b>LA CEINTURE DE VERDURE</b>  Plan des limites des enlèvements dans la campagne protégée - 2017  Feuille 14 de 17  1:4000 </p>	<p data-bbox="2004 272 2797 332">Comments are acknowledged. Please see above for a detailed response.</p>

Property: 0 22 Side Rd., Georgetown  
Section D:

No.	Source	Submission	Response
		<p data-bbox="665 243 1982 308">We recommend this area be removed from NHS as it does not meet the criteria for NHS woodland due to the size of the area and tree density. See Photo D1 &amp; 2.</p> 	<p data-bbox="2001 308 2790 372">Comments are acknowledged. Please see above for a detailed response.</p>