

## **Integrated Growth Management Strategy (IGMS) – Citizen Advisory Committee Response Document**

### Overview

This document provides Staff responses to written submissions from the Citizen Advisory Committees received by Halton Region on the Integrated Growth Management Strategy and Growth Concepts from February 2021 to July 2021.

The document is organized into three columns: 'Source', 'Submission', and 'Response'.

The submissions are organized chronologically.

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**Submissions & Responses**

No.	Source	Submission	Response																																																																		
1.	Natural Heritage Advisory Committee (NHAC) Responses Recorded by Halton Region Staff at the April 14, 2021 and May 12, 2021 NHAC Meetings	<p><b>Growth Concepts Evaluation Questionnaire</b></p> <p><b>Questions</b></p> <p><b>7. Many factors affect how individuals want to see the Region grow. Please help us understand what is most important to you by rating each of the following factors below.</b></p> <table border="1" data-bbox="464 412 1461 1390"> <thead> <tr> <th data-bbox="464 412 758 526">Factor</th> <th data-bbox="758 412 900 526">Very important</th> <th data-bbox="900 412 1050 526">Important</th> <th data-bbox="1050 412 1176 526">No opinion or not sure</th> <th data-bbox="1176 412 1318 526">Not very important</th> <th data-bbox="1318 412 1461 526">Not important</th> </tr> </thead> <tbody> <tr> <td data-bbox="464 526 758 607">Create communities with a full range of housing, jobs and services</td> <td data-bbox="758 526 900 607" style="text-align: center;"><input checked="" type="checkbox"/></td> <td data-bbox="900 526 1050 607" style="text-align: center;"><input type="checkbox"/></td> <td data-bbox="1050 526 1176 607" style="text-align: center;"><input type="checkbox"/></td> <td data-bbox="1176 526 1318 607" style="text-align: center;"><input type="checkbox"/></td> 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Reducing greenhouse gas emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The amount of growth directed to areas that can accommodate intensification (for example Major Transit Station Areas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of urban expansion areas, (for example, new urban lands if required)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (Please explain below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**8. Would you like to explain or provide more information about your response? If not, please skip and move onto the next question.**

- Ontario Federation of Agriculture Letter (“OFA urges farmland preservation to maintain demand for locally sourced food”) re: loss of farmland and the need for preservation of farm land – Committee would like to append the letter. How do we continue the growth that we’ve had while improving food security? As a system issue and not in isolation.
  - How much food that is produced that doesn’t make it into peoples’ stomach is a major issue. How do we encourage people to better utilize their food and not go out in the green bin?
  - How food is produced, with difference sources of energy, different ways of marketing. These need to be addressed.
  - Water consumption, availability and impacts of climate change.
- Climate Change Emergencies being declared in all 4 local municipalities and Region, has impacted many of the answers to the questions. We understand the holistic implications of climate change and how that it is hard to dissect one of the factors from the other. Need to highlight the intersectionality of climate change with all the other factors.
- Biodiversity is a factor that contributed to our answers – ensuring that our Region has thriving biodiversity.

Matters related to supporting and promoting local food production and consumption are being considered through the ongoing Rural and Agricultural System component of the Regional Official Plan Review.

Through the Regional Official Plan Review (ROPR), staff continue to engage with NHAC, HAAC and Halton Region Federation of Agriculture on these matters. An Agricultural Working Group was formed to bring together representatives of the agricultural sector and Regional staff with a shared interest in the vitality and success of agriculture in Halton.

A Greenhouse Gas Emissions Assessment is nearing completion and looks at climate change holistically in relation to factors like buildings and transportation. The Greenhouse Gas Emissions Assessment draft results have informed the development of the Draft Preferred Growth Concept.

**9. Providing a full range of housing options throughout Halton is important when considering how best to plan for growth to 2051. This means a greater mix of housing unit types and densities (for example, more apartment buildings and fewer single detached houses) in newly developed areas compared to existing neighbourhoods in Halton. This will also mean capitalizing on opportunities for redevelopment of underutilized sites in existing built-up areas (for example, apartments built through redevelopment).**

**Do you support increased density development as outlined:**

	Yes	No	With some conditions (please explain below)	No opinion or not sure
(i) in newly developed areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) in existing communities/neighbourhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**10. Would you like to explain or provide more information about your response? If not, please skip and move onto the next question.**

Regarding (i)

Climate change continues to be considered across all Regional Official Plan Review theme areas, including natural heritage, agriculture, and growth management.

Comments on biodiversity have been considered in the development of a Draft Preferred Growth Concept that minimizes impacts on the Natural Heritage System, including its Key Features (i.e. significant wildlife habitat, significant woodlands) and components. The Natural Heritage Assessment draft results have informed the development of the Draft Preferred Growth Concept.

Comments have been considered in the development to the Draft Preferred Growth Concept. The Regional Official Plan Review, including the Integrated Growth Management Strategy and Draft Preferred Growth concept, explores opportunities to direct growth to urban areas, as well as providing a range and mix of housing options, including ensuring housing affordability. A key consideration is ensuring that growth and development happens in a way that supports community needs, protects the environment, addresses climate change, and preserves agricultural land.

Comments on a Preferred Growth Concept have been considered in the development of the Integrated Growth Management Strategy.

		<ul style="list-style-type: none"> <li>• Ensure that new development is affordable.</li> <li>• With increased population, a mix of housing types becomes harder. The architectural design will be important for ensuring a mix of housing with increased density – example: providing open space and social design.</li> <li>• Challenge – not as profitable for the development community to have higher and mixed density housing. Is there a way to incentivize the development community to want to do this? Make them want to do it and have to do it. Recognition and awards?</li> <li>• Green development standards – ensure that in moving forward new buildings are meeting specific standards – environmental and social standards – a lense to achieve the two above points.</li> <li>• What mechanisms can we put in place to ensure the required densities are met in the new growth areas, before directing density to other areas? The stick vs. carrot. Ensuring that the Region meets all the “rules” rather than encourage.</li> </ul> <p>Regarding (ii):</p> <ul style="list-style-type: none"> <li>• Needs to meet the conditions discussed above (e.g. social and environmental conditions).</li> <li>• Support the new growth, and densities be directed to areas with existing development.</li> <li>• Areas for re-development where buildings are in poor condition.</li> <li>• Re-development that meets the needs of the communities first – social issue needs to be an essential part of the planning for new development.</li> <li>• Redesign of new communities using biophilic principles – example: use has a principle of green development standards.</li> <li>• Continue need to protect established neighbourhoods as density increases in existing neighbourhoods.</li> <li>• Developers – build and sell the large houses first, then the townhouses. How do we reverse this?</li> <li>• Role of the LPAT in favouring particular development may affect ability to reach increased densities.</li> </ul> <p><b>11. Select your preferred concept:</b></p> <p><input type="checkbox"/> Concept 1: 60% Densification, Moderate Greenfield Expansion</p> <p><input type="checkbox"/> Concept 2: 70% Densification, Limited Greenfield Expansion</p> <p><input checked="" type="checkbox"/> Concept 3: 80% Densification, Employment Area Only Greenfield Expansion</p>	<p>Key principles considered in the development of a Draft Preferred Growth Concept focus on balancing growth objectives with matters including addressing climate change, preserving agricultural land, and creating transit supportive, mixed-use, sustainable/complete communities.</p> <p>Comments have been considered in the development of a Draft Preferred Growth Concept and the Integrated Growth Management Strategy.</p>
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		<p><input checked="" type="checkbox"/> Concept 3B: 80% Intensification, No Greenfield Expansion</p> <p><input type="checkbox"/> Concept 4: 50% Intensification, Greatest Greenfield Expansion</p> <p><b>12. Would you like to explain or provide more information about your response? If not, please skip and move onto the next question.</b></p> <ul style="list-style-type: none"> <li>• 2 Committee Members voted for Concept 3: <ul style="list-style-type: none"> <li>○ Although taking land out of agricultural production, jobs are also important.</li> <li>○ The more jobs we can keep within the Region the less travel has to take place, and from the standpoint of climate change it is part of the thought process that should be taking place.</li> <li>○ Job diversification will be important and not just warehouse – need for office space as well.</li> <li>○ If only going for warehousing, then that is a consumption issue.</li> <li>○ Is there a guarantee that the employment lands would not be converted to residential at some point in the future?</li> </ul> </li> <li>• 7 Committee Members voted for Concepts 3B: <ul style="list-style-type: none"> <li>○ Needs to be viewed from climate change. Sources of energy and energy consumption will dictate the types of employment. Instead of seeing us narrowly as a Region being able to fulfill everything, we need to see ourselves with our neighbours. Employment needs to be seen as a system rather than a binary decision.</li> <li>○ Of the mindset that if you don't ask, you never know. If 3B hadn't come to fruition, would have voted for 3. 3B is best for carbon sequestration, climate change mitigation and climate change adaptation.</li> <li>○ Sustainable communities – pressure it puts on existing greenfield developments and existing neighbourhoods may be greater.</li> <li>○ Committee members concerned with how the employment land in Concept 3A would be used in the future – example: future conversion to residential.</li> </ul> </li> <li>• If we are going toward densifying, need to ensure the road and transportation system and infrastructure are in place to support the growth.</li> </ul> <p><b>13. Do you have any other comments about how and where you feel Halton Region should grow?</b></p> <ul style="list-style-type: none"> <li>• Be bold and plan for the future. Don't just forecast – back cast – where do we want to go and how will we get there. What would a little kid in 2051 want?</li> <li>• Land conversion issue is major where employment to residential is based on profit vs. being strategic to address more mixed use development.</li> <li>• Additional focus on brownfield redevelopment – how can the lands be cleaned up quicker/more efficiently to allow for new development? Role of establishing natural</li> </ul>	<p>Comments have been considered in the development of a Draft Preferred Growth Concept and the Integrated Growth Management Strategy.</p> <p>Comments have been considered in the development of a Draft Preferred Growth Concept and the Integrated Growth Management Strategy.</p>
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		<p>environment such as certain trees to help with remediation? Also need to ensure remediated in accordance with regulations.</p> <ul style="list-style-type: none"> <li>• Importance of green development standards to guide new development in the growth areas.</li> <li>• Youth engagement and youth voice as part of the public engagement is important – we have a strong and dynamic youth voice – we are planning for them so their voice is important.</li> <li>• Indigenous communities – important that their voice is heard. Facilitate elder contributions. Engage with the Mississaugas of the Credit First Nation.</li> </ul>	
2.	E-mail dated June 30, 2021	<p>Attn: Curt Benson  CC: Regional Chair Carr and Members of Regional Council  CC: Graham Milne, Gena Ali, Dan Tovey, Heather Ireland, Erin DiCarlo.  Region of Halton  1151 Bronte Road Oakville,  Ontario, L6M 3L1  Re: Regional Official Plan Review  Dear Curt Benson,</p> <p>The Natural Heritage Advisory Committee (NHAC) appreciates the opportunity to comment on the Regional Official Plan review (ROPR). As a Regional Advisory Committee NHAC is composed of citizen volunteers, subject matter experts from agencies, and two Regional Councillors who are supporting the Natural Heritage System of the Halton Community. As part of our work plan we have been involved in the review of the Regional Official Plan.</p> <p>The Staff at the Region have been doing an exceptional job educating NHAC members on the process, the scenarios, criteria, and answering our questions. NHAC members have been working hard reviewing the ROPR Discussion Papers, interpreting the documents, and ensuring we are working together towards a recommendation that most aligns with ensuring the Natural Heritage system is ecological strong, allows for a healthy community, strong biodiversity, and supports mitigation and adaptation efforts for our changing climate.</p> <p>After careful consideration and a deep understanding of the growth concepts, the NHAC committee is supporting option 3B. We feel that this concept is best to ensure growth is being propelled in a responsible manner that would support the Natural Heritage system. There is full acknowledgement and acceptance that farmland is a finite resource and is yet another reason why there is a full support of 3B from NHAC. It is paramount that we are supporting a growth plan that ensures the health of the Natural Heritage system, as we know this system is critical for the wellbeing of our entire community.</p> <p>Sincerely,  Lisa Kohler, Chair  Natural Heritage Advisory Committee</p>	<p>NHAC's comments in support of Concept 3B as the Draft Preferred Growth Concept have been noted.</p> <p>Preserving and enhancing the biological diversity and ecological functions of the Natural Heritage System remains of important value as a part of the development of a Draft Preferred Growth Concept and broader Regional Official Plan Review project.</p>

3.	<p>Halton Agricultural Advisory Committee (HAAC)</p> <p>E-mail dated July 20, 2021</p>	<p><b>Executive Summary</b></p> <p>The Halton Agricultural Advisory Committee (HAAC) would like to extend our sincere appreciation to The Regional Municipality of Halton for the opportunity to review the Integrated Growth Management Strategy Growth Concept Discussion Paper.</p> <p>Special appreciation is extended to Councillor Colin Best, Councillor Clark Somerville and Councillor Jane Fogal for information shared and steadfast participation in our sub-committee meetings.</p> <p>Additional appreciation is extended to Halton Region Staff for their engagement with the committee and enabling fulsome discussion on this important document moving forward. They have provided praiseworthy knowledge, consideration, patience and commitment in working with HAAC.</p> <p>HAAC has concluded our review and highly recommends Concept 3B. We believe a more “balanced” approach to growth has to be consider minimizing any significant loss of prime agricultural lands (Canada Land Inventory (CLI) Soil Class 1, 2, and 3), in addition to the type of housing and density targets, which appear to be the main focus.</p> <p>Regardless of provincially provided employment and population targets that "must" be planned for, the growth concept chosen should be the minimum hectares possible coming out of agricultural production, and maximum intensification. This would allow for recalibration of actual versus target forecasts every 10 years and more staged development to actual needs, instead of excess lands left undeveloped for 20 years or more.</p> <p>With the constant growth in urban boundaries, quarries, and natural heritage areas, if Halton does not place value or significance on agricultural lands and protect it from expansion in other areas, it will make it more difficult to maintain a farm in Halton. We are also very concerned about the water table and the effects this could have on the rural and agricultural communities in Halton.</p> <p>In recognizing the need for additional employment opportunities in Halton, we strongly wish consideration be given to encourage employment opportunities which support agricultural inputs such as canneries, abattoirs, food hubs, bakeries, and other food preparation facilities.</p> <p>A constant comment throughout the review was the need to recognize agriculture’s value to Halton Region in areas of; environmental goods and services, climate change initiatives, responsible for 24% of Halton’s employment, tourism and entertainment, Halton farmers actively donate in large quantities and value to local area food banks and support natural heritage systems on their properties.</p> <p>Positive action items came out of our discussions including the potential policy development to protect Agricultural Key features and a Joint Climate Change Project (Halton Region, Halton</p>	<p><b>Please note: Regional staff will follow-up in cases where specific questions are posed by the Committee for clarification. Regional staff also anticipate that more consultation will occur with the Advisory Committees on the IGMS.</b></p> <p>HAAC’s comments on the IGMS and Growth Concepts have been considered in the development of a Draft Preferred Growth Concept.</p> <p>A key principle for the development of the Preferred Growth Concept is to direct the majority of growth to areas that can support intensification. This approach minimizes the impact on the agricultural system. The Draft Preferred Growth Concept has been informed by the preparation of an Agricultural Impact Assessment which will be provided with the Preferred Growth Concept report in early 2022. It also ensures that Halton has complete communities with a diverse range of housing and employment opportunities. Climate change considerations also underpin the project – including assessing ways to reduce greenhouse gas emissions and strengthen the Region’s response to the Climate Emergency.</p> <p>Matters related to supporting and promoting local food production and consumption. are being considered through the ongoing Rural and Agricultural System component of the Regional Official Plan Review</p> <p>Through the Regional Official Plan Review (ROPR), staff continue to</p>
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	<p>Conservation and Halton Farmers). Would look forward to potentially moving these items forward in the future.</p> <p>Another key output of our discussions was the development of Appendix 1 on page 19 of the report outlining “What does Halton Agriculture want? This helped the committee define and relate our comments to the IGM discussion paper.</p> <p>On behalf of HAAC, we sincerely appreciate your consideration of the comments and input provided within this report.</p> <p>Sincerely,</p> <p>Nancy Comber HAAC Chair</p> <p>Sub-Committee: Nancy Comber, Cecil Patterson, John Opsteen, Allan Ehrlick, Bert Andrews, Maura Romanelli, Barb Parker, Frank Varga (HRFA Alternate), Rashad Mehmood, Roger Leavens</p> <p><b>Executive Summary with in the IGM Discussion Papers - Pages 1 to 129</b> <b>Growth Management Considerations</b></p> <p>The committee strongly encourages intensification to limit the encroachment on agricultural lands and to maintain as much agricultural lands as possible. Good agricultural land is a limited non-renewable resource. To enable this goal, the committee encourages a mixed use of housing including affordable housing needed in Halton. The committee sees a need for apartment buildings with quick access to the transportation corridors and near the proposed education village.</p> <p>With the knowledge of urban planners, the committee expressed difficulties in looking at the 4 scenarios and depicting which one was best. However, the remain steadfast in our support for intensification and densification. The concepts can consider different densification and intensification rates across the 4 options. There could be a phase in densification/intensification rates. For example, densification could increase over time.</p> <p>The committee expressed concern over an understanding that no phasing in of land was allowed with the province. For example, certain amounts of lands open for development every ten years. It was expressed any lands would be approved now but developed during the time frame.</p> <p>Councillor Fogal commented it was good to ask what intensification rate when people do not really know what it means. If every application comes in, the community is against it. Maybe HAAC should answer from an agricultural point of view. It is a different way of looking at it.</p>	<p>engage with the farming community and agricultural groups like the Halton Agricultural Advisory Committee and Halton Region Federation of Agriculture on these matters. An Agricultural Working Group was formed to bring together representatives of the agricultural sector and Regional staff with a shared interest in the vitality and success of agriculture in Halton.</p>
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	<p>The current planning horizon is too long and appears to allow for massive amounts of land to come out of an agriculture designation all at one. We would like to see a phased in approach to growth which may increase developers needs to densify existing areas within the urban boundary.</p> <p>With regards to designated green fields, when agricultural is coming out of production, that is when the community really need to push back on this. When starting from scratch, an intensification rate needs to reflect more agricultural land. We need to go to the maximum level of intensification. It would be helpful to know what densities are in downtown Toronto, New York etc. to understand how we need to protect agricultural land. This raises a good point of what a particular density actually looks like. It is important to look at things from an agricultural lens.</p> <p>The Region needs to consider lands which have the least impact on the agricultural lands. To do this the Region needs to look to see how it affects the agricultural community. We need to choose options which has the least affect on agriculture.</p> <p>We realize the Region needs to consider water supply and how wastewater is dealt with, and that elevation could play a role. How does the pipeline on Trafalgar Road work with Greenfields in municipalities? Do we always have the choice or is it where the pipe (water) is located? Does this cause negative effects to agriculture? Has it been reviewed?</p> <p>Growth Concept 4b indicates 1,000 ha block of agricultural lands are being developed is formidable. Believes lands in agriculture should be in a monolithic block. Others commented Concept 4 uses the most agricultural land and has more in the way of sprawl as opposed to compact form. From climate change perspective, it provides more opportunity to sprawl, costs more to service from a municipal. There is no change in the urban boundary around Milton or Halton Hills but a change of 2000 acres for employment lands. Do we need to be asking for a modified Option 3 that would not have any changes to employment lands and residential? Language to be removed about permanence but would show what a firm urban boundary would look like. Firm for a period of time but not true permanence. There is a report saying we have enough employment land to 2041. It is an option for discussion and will be part of public consultation.</p> <p>The committee believes all levels of government needs to support the agricultural industry.</p> <p>With regards to employment lands, will climate change considerations such as multi level parking, multi storey buildings be looked at in the employment areas. Are these types of recommendations being considered?</p> <p>Councillor Fogal commented on green development standards which are currently being developed. If Concept 3 is brought forward, you are forced to be more compact. Roofs being strong enough to hold solar panels are the sorts of things that can be brought into Green Development standards. Tiered parking is very expensive to put in. We may need less</p>	<p>The 2051 planning horizon is a requirement that has been set by the Province. All municipalities must plan for this planning horizon to ensure that communities continue to grow and evolve in a sustainable manner.</p> <p>The Region's approach to planning for growth is to direct the majority of growth to areas that can support intensification. This approach limits the need for urban boundary expansion while also preserving agricultural land.</p> <p>Among other technical assessments, the Natural Heritage Assessment draft results have informed the development of the Draft Preferred Growth Concept. An assessment on the best way to minimize impacts to agricultural land and the natural heritage system have been considered through the Growth Concepts Evaluation Framework and the forthcoming Technical Studies for the Preferred Growth Concepts.</p>
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	<p>Staff noted through the guidelines in Permitted uses, an abattoir is a permitted use. If an abattoir were being looked at in an Employment Use, you would have to look at local Official Plans and zoning.</p> <p>An example from Milton was discussed on One abattoir which tried to locate in employment areas, but they could not because they could not relocate. For future, if not mentioned in the Official Plan, could something go in? i.e., 3 D printers (are they retail, commercial etc.) If not explicitly excluded it is allowed. Technology is changing so quickly, and the Official Plan needs to be able to respond quickly and to allow flexibility so we can adapt. For example, they adjusted the Downtown Burlington urban growth center point with a need to plan for mixed use development and to what extent?</p> <p><b>Infrastructure Considerations:</b> Previous comments highlighted the concerns on the impact of the infrastructure on agricultural operation which may affect water in terms of quality and quantity. Water is of extreme importance and the cost efficiency of infrastructure needs to be considered.</p> <p><b>Fiscal Impact Considerations:</b> The committee noted the potential 3 to 4 % increase in taxes for next 20 to 30 years. Concern about this. It will be costly to build everything. Housing costs more than what is actually collected (about 85 percent). It was noted, if we do not get support from other levels of government, it is anticipated that it will increase by 8 percent.</p> <p>It was noted when we sprawl, we build large amount of fire halls, roads etc. then 40 years go by, and you must replace all the infrastructure, it is very costly. When we look ahead, more compact housing is the better choice if we want to get a grip on tax increases. Some places are trying to redevelop and reintroduce densities. Your downtown areas have more taxes per acre as compared to other places that are less densified.</p> <p>It was further noted Milton was in a better financial position when it was just industrial and less residential as opposed to now where the province is telling us to grow. The right mix is required 60 percent industrial and 40 percent residential.</p> <p><b>Agricultural Considerations</b> Of the options currently under consideration, then Option 3 solves the problem as there is no residential expansion. However, the position of HAAC is to keep as much land as possible designated agriculture and maximize densities in other areas. The discussion then considered opportunities including.</p> <ul style="list-style-type: none"> <li>• more promotion and support in the growing of fruit and vegetables, that would be helpful to the agricultural community</li> <li>• encourage greenhouses for vegetables and fruit or vertical food production. I.e., Israel, vertical production in greenhouses.</li> <li>• Country Heritage Park can create opportunities by even hosting an event to have local area farmers present opportunities.</li> </ul>	<p>employment land supply that can meet employment needs for Halton's residents.</p> <p>Comments have been considered as a part of the development of the Preferred Growth Concept and Integrated Growth Management Strategy.</p> <p>Comments have been considered in the development of a Draft Preferred Growth Concept and in the broader Regional Official Plan Review (ROPR), including the Climate Change component of the Regional Official Plan Review.</p> <p>Comments have been considered in the development of a Draft Preferred Growth Concept and in the broader Regional Official Plan Review (ROPR), including the Climate Change component of the Regional Official Plan Review.</p>
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	<ul style="list-style-type: none"> <li>• encourage hydroponics, we can promote sustainable agriculture.</li> </ul> <p>Staff inquired about the suggestions and who takes the lead on promotion and support of growing of fruit and vegetables? The response commented on agricultural associations like the Ontario Fruit and Vegetables Growers Association, Farm fresh organizations, and the Town of Halton Hills efforts to bring in more people to start their own business.</p> <p><b>Mineral Aggregate Considerations</b> Aggregate is needed for new development however it will be at the expense of agricultural lands. When quarries are rehabilitated, they must be put back into agriculture in some way. It should be demanded by the Provincial government. There was agreement amount the committee. It was noted when the landfill site was developed in 1991, the Provincial government had that stipulation, to return to agriculture. Sometimes quarries fill up which means millions of tons of topsoil may have to be brought in.</p> <p><b>Climate Change Considerations</b> It was noted we are highly reliant on petroleum products, but our next generation will be relying more on battery operated vehicles.</p> <p>We seldom mention employment and urban lands and what can be done from a climate change perspective. I.e., pavement being white vs black to absorb heat. Are there considerations for this in the employment areas?</p> <p>It was noted water use has not gone up in Milton because more efficient use of water. Outdoor ice rinks have been hard to keep. Green roofs and solar panels are coming along.</p> <p>The farming community has said that EG&amp;S needs to be explored to reward farmers for being good stewards.</p> <p>The Region needs to look at the Building Code to see what products are more sustainable such as asphalt shingles vs steel roofs that are recyclable, geothermal. Need to push the envelope. We need to do what is right in the long term.</p> <p>It was noted, Halton Region are working on this as most municipalities are. We have 4 people that have climate change in their job description. They are working with developers to develop an energy plan to change things for buildings that haven't been built yet. We are also working on retrofitting existing buildings. A fund has been developed to incentivize people to retrofit from a climate change perspective, this is then paid back.</p> <p>Comment was provided on an 11-acre field was \$1,000 to seed the cover crops. A new manure pad was also put in place. If there are financial incentives/programs in place to make sure that everything on a farm is reducing the carbon footprint to encourage these types of projects.</p>	<p>Comments have been considered in the development of a Draft Preferred Growth Concept and in the broader Regional Official Plan Review (ROPR), including the Climate Change component of the Regional Official Plan Review.</p>
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	<p>We do realize the Environmental Farm Plan will help cover some of these costs and other Conservation Authorities do offer incentive packages.</p> <p>Halton Hills is currently offering a Community Investment program which is currently being considered in being extended for agricultural. This is a sustainability fund.</p> <p>Good stewardship should be rewarded.</p> <p><b>Natural Heritage System Consideration</b>  We need to save farmland and farmers! We need to minimize development in agricultural areas to the same extent as it effects the NHS. We need to increase densities, so we do not need to have any expansions. There are lots of empty houses that could accommodate additional residents.</p> <p>We realize the current demographics are the biggest driver here. There will be lots of single-family dwellings and the question is whether this upcoming generation can afford it. In 10 or 15 years, it could be an entirely different situation.</p> <p>If you save the farmers, in theory they will save the land. If you don't identify the needs, they will go by you. We need to save as much farmland as we can.</p> <p>Often hears complaints that NH grows into ag lands and so we are losing lands through acts of the Conservation Authorities. Today a rural property owner was encouraged to plant trees and it is hard to believe that in the future that it will not incur the NHS designation. We need to be aware of what is happening. Agriculture and NHS are interrelated and there needs to be emphasis on biodiversity.</p> <p><b>Multi-Modal Transportation</b>  Building around a transportation is important however it may not be as important until we see what happens in a post COVID world. It was noted the Milton GO train parking lots are now empty.</p> <p>There are lots of areas (trains, transit, highways etc.) These are the best locations for manufacturing etc. not in the middle of someone's fields. There needs to be consideration on making good choices.</p> <p>Transportation should include North South transportation links and possibly a Regionally supported transit system to have a comprehensive transportation plan across the Region.</p> <p>A question was asked about the large dirt mounds just south of the landfill site. IT was provided these are for possible extensions of the landfill.</p> <p>Comment was made on rural golf courses in the rural area and can they be sold only back into agriculture. Apparently, most of Halton's rural golf courses are in the Green Belt but some</p>	<p>Comments have been considered in the development of a Draft Preferred Growth Concept and in the broader Regional Official Plan Review (ROPR), including the Climate Change component of the Regional Official Plan Review.</p> <p>Comments have been considered in the development of a Draft Preferred Growth Concept and in the broader Regional Official Plan Review (ROPR), including the Climate Change component of the Regional Official Plan Review.</p>
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	<p>have applied to change over. Derry and Trafalgar Road golf courses would be the exception, and they are looking for development.</p> <p><b>General Comments</b> It was noted the Trafalgar Go station is being paid for by a Developer rather than Metrolink \$10M cost.</p> <p>Can we protect nurseries with in the urban/employment area? We believe they can survive and be closer to their market.</p> <p>HAAC would appreciate the opportunity to review some of the AIA's completed on potential urban and employment areas.</p> <p>Suggest regional facilities should be placed in the middle of the Region to accommodate all communities, enhance accessibility through reducing travel times and built to highest environmental standards.</p> <p>Regional documents well note the protection of agricultural lands, but not at the same level as with in the NHS, HAAC would like to further work with regional staff towards this goal and suggest future regional budgets allow for incentives to the agriculture community. For example: cover crops, tree planting, etc. We also wish to see policies developed to protect the farm building cluster and enabling growth in the cluster without the impediment of an NHS designation.</p> <p>We realize assistance is available in determining locations, but this does not extend to additional costs the farmer may occur.</p> <p><b>Appendix A Climate Change Lens</b> Farmers are environmentalists themselves and know that if they treat their animals well and the land well, they get rewarded for it. Creation of organic matter and farmers often do not get credit for their stewardship practices. Programs could incentivize further activity.</p> <p>It was noted other Conservation Authorities have incentive programs. Conservation Halton should be encouraged by the Region to commit to \$1,500 per year per farm towards cover crops. Subsequent to our meeting the following link to information was provided for incentive programs offered by the Grand River Conservation Authority in areas surrounding Halton. <a href="https://www.grandriver.ca/Modules/News/index.aspx?FeedId=904ab3f7-8a88-4c4d-bd80-2623495a803c&amp;newsId=a5df0be5-4487-44fc-888c-176164a0cde7">https://www.grandriver.ca/Modules/News/index.aspx?FeedId=904ab3f7-8a88-4c4d-bd80-2623495a803c&amp;newsId=a5df0be5-4487-44fc-888c-176164a0cde7</a></p> <p>Question: Have there been differences in heat temperatures noticed by our farmers?</p> <p>Some noted the survival of turnip and kale this past winter. Anecdotally the corn heat units gave 200 to 300 gained over the last 10 years. This could reflect climate change. Found there was more material that could be thought about under the Agricultural Appendix as well as the NHS Appendix.</p>	<p>Comments have been considered in the development of a Draft Preferred Growth Concept and in the broader Regional Official Plan Review (ROPR), including the Climate Change component of the Regional Official Plan Review.</p> <p>Comments on climate change have been considered in the development of a Draft Preferred Growth Concept and in the broader Regional Official Plan Review (ROPR), including the Climate Change component of the Regional Official Plan Review.</p>
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	<p>Building and transportation are the biggest culprits to Greater Golden Horseshoe therefore compact built form and transportation would have the highest impact.</p> <p>Climate change is a big subject and there are lots of experts. Great yields have been reported over the last few years. History shows ups and downs with weather patterns. The question is what is happening over the long term. Farming is great to counter the effects. It is important to look at organic matter of the soils. The more residential and commercial development, the more the impact on climate. It is an extraordinarily complex topic.</p> <p>Councillor Fogal commented on time spent with the Halton Hills Climate Change task force to reduce Green House Gas emissions down to 0 with building better buildings, retrofitting existing and transportation but we still must deal with growth. Need to look at limiting how much sprawl and to intensify with the best buildings you can.</p> <p>Agricultural practices that sequester carbon in the soil can help us stabilize the climate for coming generations. Its' interesting to have the farm community talk about the role that they play.</p> <p>It was noted there are corn varieties that are long maturing to increase yields. With the longer growing season, places like Brazil, China and India have multiple crops due to climate change. This could be a benefit realized by some countries. We will have to rely on technology. Government assistance will rely on matching crop types with the environment we have.</p> <p>There is an article in Better Farming about the proposed 413 highway and the need for firm urban boundaries. An article in the Toronto Star today was also noted.</p> <p>Cover crops may be a means of conserving the soil given that we do not have much livestock manure being applied.</p> <p>Knowing the types of crop rotations that best work would be helpful.</p> <p>Councillor Best commented biosolids are being shipped out of the area now. The committee expressed its concerns about lead and cadmium.</p> <p>The committee can endorse the need to support intensification, densification, mixed uses, compact built form. Comments for discussion about whether the same green principles will be applied to employment areas. Are agricultural incentives being available for green development?</p> <p>It was noted that within this appendix there is discussion "To further reduce emissions from buildings, incentives for local green development standards and sustainable development guidelines may be established for all new development, particularly in major growth areas where development and redevelopment may occur." This point is brought forward to highlight</p>	
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	<p>incentives for developers and encourage the same type of investment in incentives for agriculture. Also, these same principles should be required for employment areas.</p> <p><b>Appendix B – Land Needs Assessment and Municipal Allocation</b></p> <p>Councillor Fogal provided information on the Land Needs Assessment in relation to the single-family dwellings. The calculation was achieved by looking back 30 years of the proportion that was single family dwellings and called that the market. There is another way which is to look at the trend. Halton has had greater intensification and the number of single-family dwellings has been dropping. The new policy is stating that we are not building enough single-family dwellings for those who want one.</p> <p>Clarification was requested on the comment about intensification. Is the change in Provincial policy that of wanting more?</p> <p>HAAC has put forward the position of strong urban boundaries, to limit the amount of agricultural land out of production and encourages densification and intensification. If we want the resource of agricultural land to be passed down to generations, then the Region needs to push back on saving as much land as possible. Push intensification as much as possible. If we do not say something about protecting this valuable resource, then we are doing a disservice to the Region.</p> <p>Further, where is the data on growing crops, what it is worth and protecting the best agricultural lands in Canada? Is Halton more concerned about getting it paved over and not saving it for food production. Halton residents have not had to worry about where their next meal comes from. Shelter and food insecurity have been real issues in the past. We need to study how much food we are losing and where it is coming from if the land is getting used up for urbanization. Where are these studies to place agriculture alongside with a growing population?</p> <p>Reference was made to OFA's new advocacy plan, and the information provided.</p> <p>As climate change happens, some countries will have difficulty in producing fresh fruits and vegetables. Canada needs to have the foresight to be able to provide food for export. Canada will be gaining from the heat units changes. There could be droughts in parts of the world. Are we able to meet the demand with the potential loss of farmland?</p> <p>Newspapers are providing conflicting reports and not balanced in their perspectives. There are reduced supplies and increased negative impacts on food production. For example, swine flu</p> <p>Halton and the agricultural community need to promote on-farm diversified uses to be prepared for climate change. All aspects of agriculture need to be examined and adopted including vertical production, greenhouses etc. Supportive of concepts that do not allow for settlement boundary expansion that would take out a number of farms. We need to save as much farmland as possible.</p>	<p>A key principle for the Draft Preferred Growth Concept is to limit the need for urban expansion by encouraging densification and intensification. This allows for the protection of agricultural land and the natural heritage system.</p> <p>The Draft Preferred Growth Concept is based on minimizing impacts on the agricultural system; however, the final Preferred Growth Concept report will be supported by an Agricultural Impact Assessment which will address mitigation of impacts to the agricultural system.</p>
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	<p>Genetics are allowing production increases; however, people are living longer. A couple hundred ha does not affect things in a large way, however it does in the bigger picture. We need to not give up farmland before its necessary. We need to talk about the economics of losing the critical mass of agriculture in our area.</p> <p>Question: The report stated the population was going to be fueled by Peel and Toronto. It also says that by 2051 that it will look similar to 2016. This makes me question the affordability of the single-family dwelling. Regional Council will need to decide how much to respond to market supply. I question the number of single-family homes being planned with any of the scenarios.</p> <p>Halton and the agricultural community need to look towards the federal government for answers. The federal government has set a target of 400,000 people being welcomed into Canadian society. In China, population has stopped growing and there are not enough people to pay taxes. They are not multiplying enough and so the country will need immigration. Immigration needs to be increased and we need to grow. We need a balanced approach.</p> <p>Toronto and Peel people are moving into the Halton.</p> <p>In discussion on growth and the types of housing needed it was noted multiple generational homes have been in Canada for a long time and appear to become more common among new Canadians. This family home structure does not suit condo living and raises the question of how many choices do we need to provide. As the Halton Agricultural Advisory Committee, we need to review this through an agricultural lens. When agricultural land is lost, its lost. To ensure our agricultural and food resources we need to stay steady on this position. The discussion continued the use of agricultural land and how it is transitioning from pastureland for livestock and into fields for crop production. The agriculture community has lost its pastureland over the last two decades and it probably will not come back due to market pressures. Halton has lost significant pasture lands; loss of wildlife habitat and all the natural heritage benefits pastureland brings. We need a balance.</p> <p>Question: The market calculation, does this look at the Milton Education Village and University and type of housing needed, Halton's growing senior population and the potential existing Halton residents needs? Yes. Please elaborate?</p> <p>Transportation statements provide mixed messages. The planned increase around transit land (nodes) are taking people out of Halton, yet the messaging is related to climate change mitigation and local people would work locally. Historically, jobs coming to the Milton area, are warehouse jobs. These do not enable with salaries to afford of single-family dwelling. Can the types of employment support those enough to be able to purchase a home?</p> <p>A lot of jobs are community orientated, and people need the transit system. We load up the building around the transit system to get people to those jobs. It is a way to support the transit system by having the population along it. Georgetown is looking at 2 way all day GO service and it may take people from Guelph to Georgetown.</p>	<p>Future demographics to 2051 and Area-Specific Plans / Secondary Plans such as Milton Education Village inform a part of the Land Needs Assessment.</p> <p>The Integrated Growth Management Strategy Growth Concepts take into account lands located within the Milton Education Village, including opportunities for employment conversions within this area to facilitate a mix of uses, including post-</p>
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	<p>If we look at transit nodes, is Halton looking at building employment in those areas and HAAC suggests there are business opportunities in those areas.</p> <p>In the employment area, it is interesting that the population related employment is at 44 percent to go to 42 percent. The employment lands (will stay stable. Major office (bigger paying) may be going from 11 to 15 percent. These are not big changes in what is in the employment than what the mix is now. The bottom line is that we should not look for much of a change in employment mix.</p> <p>All scenarios endorse 50% of growth in the built-up area and this should be endorsed.</p> <p>Please confirm statement on page 18, 3<sup>rd</sup> bullet, which indicates no permit expansion of settlement based on supply criteria. Expanding these areas would be detrimental to the agricultural community and limited farm operations. Assessment.</p> <p>Too much growth in some areas is bad, and not enough growth is bad. With how we build for the future, you can make Halton more or less attractive. If we have a higher density, we may grow where the growth is more easily distributed across the province. If apartments are more affordable in Halton, we make provide for of an influx of immigrants. This may give us a better mix of different kinds of jobs. We make assumptions but we can also control our own destiny on what we do.</p> <p>Others expressed, Halton must plan to accommodate people, but we cannot control what or where it will be built. You need to have a place attractive to people for a builder to build these homes. The numbers will unfold as they will.</p> <p>If we use Mississauga as an example, they built out completely, then they had to redevelop areas. We need to learn from the mistakes made.</p> <p>Milton has projected 5300 high density units, presently they have 6,372 units, close to 40,000 people. We can't decide exactly what, we do need to project. Milton still has not hit the numbers it was projected to hit. HAAC disagrees with the projections that the province is imposing. Existing housing stock is going to change. Older homes being demolished, homes with multiple generations are going to change things. There will be high densities in some areas and other mixes which are low densities. There are areas where you could put 3 and 4 storey buildings with retail, where seniors could stay, and their homes could accommodate multi generational families. There could be a richer fabric with different incomes. You can avoid social problems like Regent Park.</p> <p>Halton can plan to accommodate but cannot control what is being built. We can influence or the concept chosen can influence the types.</p> <p>HAAC realizes the fiscal impact on municipalities and the avenues of taxation on homes, recognizing single family dwellings and employment lands provide the highest rates.</p>	<p>secondary facilities and innovative employment uses.</p> <p>Opportunities to encourage a mix and range of housing to support all demographics, including seniors, will continue to be considered through the development of the Draft Preferred Growth Concept.</p>
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	<p>Halton has a demographic challenge, and we need to figure out how to address. We need to find more ways to integrate Long Term Care (LTC) within the community and getting families more involved. LTC, are we catering to the domestic market? There is a shortage? Did we do research on the market. The Region owns Allandale, and it currently houses 600 and could go to 2,000 and there is a 3-year waiting list. The problems from 10 years ago are still prevalent. We need to be able to keep seniors in their own homes, near transit, food, prepared meals, other services. In LTC, they have independent, assisted and then the nursing home and they can move through the facility depending on the needs of the residents.</p> <p>Thinking back to a HAAC NHAC meeting where a largest amount of GHG was transportation and the comment that many people are driving through Halton to get to Peel and Toronto. If immigration and these residents are still driving to Peel for work, then jobs in Halton (may or may not be for Halton residents). How much to planners know or understand about the people who are residents in Halton. Why give up 8,000 acres of prime farmland for a zero-sum gain when more GHG are created?</p> <p>Question: Does the concept allow for cemeteries in the rural area? Would hope any cemeteries coming into Halton in the rural area would be subject to an AIA. HAAC does not endorse cemeteries on prime agricultural land. Does the agricultural community need to provide suggested areas for development least suited for agriculture? Maybe we should say where these should be located.</p> <p>Page 18, bullet point 5. "if demand does not materialize, there is no expectation that the Region would encourage new houses in the rural area." HAAC endorses this bullet point and hopes serious consideration would be given against new houses in the rural area.</p> <p>Page 23, first paragraph be endorsed and encouraged by HAAC.</p> <p>Please provide explanation for chart and second paragraph regarding Growth areas.</p> <p>Please explain comments on rural employment on page 33. Does this include the rural jobs include people working from home? Labour force is not going to increase, it is disappointing.</p> <p>Please explain and confirm Page 35, bulletin point 4 regarding the proposed Trafalgar GO MTSA, it will also have a mixed-use area, and the remaining land 87 would be mixed employment.....10 times the size of Milton and may be putting a third line as well as all the components.</p> <p><b>Appendix C1 – Employment Area Conversion Request Inventory</b> – This section was not reviewed.</p> <p><b>Appendix C2 – Employment Area Conversions: Initial Assessments Summary-</b> This section was not reviewed.</p>	<p>Land use policies related to cemeteries in the Rural Area are being addressed through the Rural/Agricultural component of the Regional Official Plan Review.</p> <p>The Draft Preferred Growth Concept does include a modest increase in population and employment in the Rural Area to 2051.</p>
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	<p><b>Appendix D – Transportation Assessment-</b> This section was not reviewed.</p> <p><b>Appendix E – Water and Wastewater Assessment-</b> This section was not reviewed.</p> <p><b>Appendix F - Fiscal Impact Assessment</b>  Question: What about the average income from single family, condo's, etc. What about the costs of schools? Does the province come early enough with funding?</p> <p>Councillor Best provided the province tells municipalities to do one thing but the Ministries another i.e., health and education. Municipalities are told to do a job but not given the tools. Municipalities would need to raise property taxes to 8% to cover off aging infrastructure. We need to figure something else that will work. Other countries have other constructs to better manage. We need to say to the province we will agree to the plan, but there are other infrastructure needs that need to be made and need Provincial commitment.</p> <p>Question: Under this section, Options 1 and 4 would be the favoured options. Is this coming from the municipal responses?</p> <p>Councillor Fogal provide she is not sure where the numbers come from but cities that sprawl, tend to run out of money. Additional costs due to sprawl make it more difficult. Fiscally, we see compact being more financially efficient.</p> <p>Question: So, do the exceptionally large houses in Oakville work from a tax perspective?</p> <p>Industrial in Oakville pay higher levels. There are supposed to be 60 percent residential and 40 percent employment.</p> <p>Green House Gas emissions regarding sprawl need to be considered.  Question: Does this situation with farmers not paying much in taxes, is this why agriculture is dismissed? If solely looking at tax dollars, it will not fit in.</p> <p>It was noted Mississauga has a land bank of industrial lands for 50 years because industrial lands are a cash cow. Need to position employment so we can be ready to act even if it is vacant land. It was noted Halton currently has employment land that has not been built on.</p> <p>A suggestion to HAAC that we maybe need to look at fiscal loss to agricultural with the different growth scenarios. Highlight some areas to develop comments to provide to Council. This could be to NHS, the loss of potential acreages throughout the scenarios. Value of loss of production could be assessed.</p> <p>Currently, cost of the land in the urban shadow is already owned by speculators and rented to farmers. Most of the loss would be cash crops. The loss could be quantified very easily. To minimize the damage, phasing could allow farmers to know when land would be used. This would allow agriculture to continue for a period. However, we must consider the cost with</p>	
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	<p>regards to all potential agricultural activities. Renting farmland is a Canadian recognized normal farm practice.</p> <p>Is this is looked at through the allocation program which allows stakeholders to plan.</p> <p>Early on we were told that phasing is not possible by the province. We should be allowed to do phasing and support the investments in infrastructure. It needs to be rational. Is phasing about bringing all the land we need in to 2051 in now.</p> <p>HAAC endorses hard urban boundaries, so enable farmers to have collateral to take to the bank and allow for investment. Are people in NEC or Greenbelt because those are hard urban boundaries. Preserving farming and farmers, why are we using the best farmland in the world when we do not need to?</p> <p>One farmer at the HAAC table estimates lost revenue from the value of NHS estimated to be \$125,000. A detailed description is to follow.</p> <p>Regarding phasing, limbo is not a good situation because a farmer will never invest if they don't have certainty to make those important investments. Soil health issues, need to build up soil organic matter but won't make these investments if the certainty isn't there. There is money out there and if the NHS is important, then people need to invest in that to the people that are doing the work. This is something we need to take a good long look at. Farmers are being left behind and there needs to be a fairer way forward. This is a frustration. This is part of an issue that comes from growth. WE are not going to lose any NHS due to growth however, we will lose things from an agricultural standpoint.</p> <p>HAAC realizes we create some confusion in stating firm urban boundaries and our wish not to have the word permanent applied. This has to do with financial considerations and when permanently designated it reduces the leveraging power Halton farmers have in seeking investment dollars for their farmers. Most farmers engaging in financing in the spring and pay off the loan in the fall. This is common practice. To lose financial leverage for a farmer could be devastating and lead to no investment in their properties.</p> <p>There are other places can grow...i.e., other communities like London, Cambridge. We should convince the province to protect all of the prime agricultural land as it is a finite resource. All lands need to stand firm.... go elsewhere.</p> <p>Halton must review our Official Plan every 5 years. The OFA needs to get busy and push that we need to protect the farmland. The fight will be on again in 5 years. There is a process that allows those to ask the province to take more land out of production. All of the environmental groups are coming on side to protect farmland. They are now interested in climate change, food security and the protection of farmland. The time is right to engage the public.</p>	<p>The Region must plan to the 2051 planning horizon and designate sufficient lands to accommodate population and employment to 2051. The Regional Official Plan contains detailed phasing policies to ensure orderly development. Development phasing to 2051 will be further addressed in the Preferred Growth Concept Report in early 2022.</p>
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	<p>OFA a campaign for farm preservation and are signing petitions with over 2000 signatures in one week. Since 2009, the trees were more important as compared to farmland growing food. That has been a big challenge for agriculture.</p> <p><b>Agricultural Area Assessment, Appendix G</b></p> <p>It was noted that not all livestock buildings were captured in the Milton area. Those of noted were provided to staff. Did the research include buildings other than traditional barns which house livestock?</p> <p>Reference was made to a firm hired to do a reconnaissance study. Barns south and west of Georgetown, ones that had livestock or could have.</p> <p>We were surprised to read that there are no specialty crop areas in Halton. Given the orchards, and cabbage growers. It was noted when the Green Belt investigated this, and these could be specialty crops. If you are a good apple grower, you are a specialty crop grower.</p> <p>Concern was expressed about Milton promoting Option 4 which takes the most Designated Greenfield Area (DGA). It was noted anything south of Milton would be gone if Milton continues to support.</p> <p>It was noted that at last weeks Regional Council meeting, 4 of the 5 Milton Regional Councillors voted against the 5<sup>th</sup> scenario. Councillor Best explained the reasoning behind this vote was the receipt of notes from their own Planning department. They do not want artificial boundaries. A regional staff presentation coming forward on Monday, May 3<sup>rd</sup> Milton Council meeting.</p> <p>The committee wished to discuss a document that was circulated earlier regarding the wish list for the agricultural sector. Please see appendix A. Please see additional comments below.</p> <p>It was further commented, when looking at key features we do not look at it from an agricultural lens. The agriculture community wants the same courtesy when looking at a key feature to look at the feature in terms of where it meets agriculture. Also, to give flexibility to those that have been good stewards. The committee want to see more give and take with both systems. Now, it tends to punish agriculture. As a community, we need to think about NHS look through an agricultural lens as well as its own lens. An effort to build balance between the two systems.</p> <p>Halton does have farms in the urban area. Others are in the Green Belt and are confident that is the way it is going to stay in agriculture and so they will make the investments.</p> <p>The farm building cluster discussion was had at both the HRFA and HAAC meetings. It is important that the other "building cluster" receive more emphasis. Could it be grouped higher status on the wish list? Would there be opportunity to allow building cluster growth with considerations? For example, trees are a renewable resource and could removed and new trees planted elsewhere, similar to tree by-laws in urban areas.</p>	<p>Comments have been considered in the development of a Preferred Growth Concept and the Integrated Growth Management Strategy. Matters are also being addressed through the ongoing Rural and Agricultural System component of the Regional Official Plan Review.</p>
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	<p>Permanent agricultural boundaries can never work because the owner has the power with what happens to a property. Could a welcome letter be sent to landowners to plead with the importance of agriculture? Turning lanes, roads are very unsafe for traffic especially farm vehicles. There should be priority of roads for farm equipment safety. There was some disagreement with this statement otherwise the NHS would just be a suggestion.</p> <p>The committee realizes that firm urban boundaries are difficult to achieve but believe it is important to ask and encouraging boundaries to be as tight as possible to the existing urban boundaries.</p> <p>Unanimous support from the group would be helpful. The subcommittee endorsed this document and have included it in our response.</p> <p>In looking globally, we can see in Germany, people could not be permitted to buy land because farmland could only be sold to farmers. There are protections in other parts of the world. Need for intensification because people had to walk everywhere, and they have different traditions.</p> <p>The committee agreed with firm urban boundaries. The farming community needs to advocate and build public pressure to be considered as essential. There was public pressure from environmental groups which is why the NHS became the designation. It helps if staff is on side because Council will listen. More support is needed in the community to support what we are doing.</p> <p>HAAC is definitely interested in furthering the discussion on the wish list with regional staff.</p> <p><b>Natural Heritage System and Water Resources, Appendix H</b> On page 12 of the North South Environmental the following statement is made: “It should also be noted that through this technical assessment, it has been identified that all Concepts occur in areas with known existing levels of substantial stress on surface water quantity and generally poor surface water quality in the sub-watersheds. Over half of surface water takings in Halton are used for agricultural purposes; the relationship between water resources and agricultural community should be explored as part of the subsequent planning for any settlement area boundary expansion.”</p> <p>The Committee would like to endorse and encourage this action. We need to be aware how growth is going to affect farm water resources, need protection and mitigation measures in place. This should not be a financial burden placed of the agricultural community.</p> <p>On page 8 of the Meridian Planning report, it uses the word “mitigate (ing, ed.). Could the Region please provide a document for use by the agricultural community highlighting mitigation opportunities in place to assist in assuring farmland maintains it is viability.</p> <p>On the same page under 3.2 Avoidance of Prime Agricultural Areas, it states avoidance of prime agricultural land for development is “not possible to avoid prime agricultural areas, as</p>	<p>The Planning system in Ontario does not permit the Region to establish permanent urban boundaries. Urban boundaries must be reviewed at the time of each MCR. The Draft PGC is based upon minimizing impact on agricultural lands through a measured urban boundary expansion to accommodate growth to 2051.</p> <p>This statement must be taken in context. The Integrated Growth</p>
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	<p>shown in Map 1.” Is this a true statement when other areas are building on other than agricultural lands, or is this statement made because it is the easiest land to develop and incurs less costs in development. If we truly were committed to protecting prime agricultural areas growth could happen in other areas of Halton.</p> <p>How does Concept 3 the leading concept based on avoiding impact on key hydrologic features, fragmentation, Page 471. It was confusing. Proportionally one concept had more land but less of an impact from an NHS perspective.</p> <p>Public consultation will be extended to June and July. An end of June deadline would be helpful. Anna will confirm when the date is established.</p> <p>Staff advised Green House Gas emissions and 5<sup>th</sup> concept will be incorporating as per Council direction into the public material. Feedback will be also asking for on the 5 concepts. On GHG, the consultant is preparing some material for the Public Information Consultation sessions (PIC) that start in May. A complete assessment would be available for the last PIC.</p> <p>It was expressed that all Committee would like to receive hard copies of materials to mark up and note pages and items of interest easily. If this could be accommodated it would be great appreciated.</p> <p>The committee expressed their sincere appreciation to Regional Councillors and staff for this dedication to working with us.</p> <p>See Appendix A below.</p> <p style="text-align: center;"><b>Appendix 1</b> <b>What does Halton Agriculture want?</b></p> <p>At a recent HAAC Sub-Committee meeting Councilor Jane Fogal asked, “What do we want?” Below is the response we are looking at providing through HAAC.</p> <p><b>Top 5 Priorities</b></p> <ol style="list-style-type: none"> <li>1. Agriculture and rural to be a designation and NHS to be an overlay.</li> <li>2. Fixed Permanent Urban Boundaries.</li> <li>3. As Updated mapping comes along that further ground truthing be expected and allowed (consider using NHAC/HAAC to help regional staff to better understand that keeping land in production is important, but without having an adverse effect on the natural environment while respecting Normal farm practices).</li> <li>4. Embed an agricultural systems approach for on farm diversification in the Official Plan and consider working with HAAC to move applications forward.</li> <li>5. Definition of development that does not involve agricultural buildings.</li> </ol> <p><b>Other Items for consideration</b></p> <ol style="list-style-type: none"> <li>1. Reduce over designating. Terms such as food belt or ag reserve only have a regional connotation and no basis in planning jargon. (Niagara Escarpment, Greenbelt are Planning acts, both of which have NHS components which should be worded using the same language to avoid differing interpretations.</li> </ol>	<p>Management Strategy has looked at ways to accommodate growth while minimizing urban expansion. However, if an urban boundary expansion is required, it is not possible to avoid Prime Agricultural lands. The Draft Preferred Growth Concept is based on a key principle of limiting impacts on Prime Agricultural Land and proposes a measured urban boundary expansion.</p> <p>These comments are being considered as part of the Rural/ Agricultural component of the Regional Official Plan Review.</p>
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2. Encourage climate change initiatives. For example: cover crops and/or more in-depth soil sampling both being promoted by GRCA and CVC presently. It is a recognition of the environmental goods and services that farmers provide presently.
3. Encourage a stronger working relationship between farmers and Conservation Authorities by designating a seat for landowners of agricultural land, as they are the biggest portion of privately held land in the region.
4. Create Agricultural Key Feature Protection Areas which would be the farm building cluster and enable a 50-meter buffer one around the cluster to ensure continued viability.
5. Policy of Edge planning for new urban areas.

**Appendix I – Mineral Aggregate Resource Assessment**

HAAC discussed the impacts of mineral extraction, and the following points were noted.

It is not the extraction but bringing in materials that could upset the water table. Issues of asphalt plants, etc. Part of the Campbellville quarry, they wish to bring in other uses and there is concern with how this could impact other areas.

What is used for fill? How do we ensure it is not contaminated? Importing gravel from other sites and reselling the gravel. Seems to be a new thing. Is that the intended use of the quarry to begin with. People in the area are terribly upset. Trucks from Toronto and concerns over what are they dumping. Question's business ethics and regulations are maybe not what it should be.

Concern was expressed if the land was agricultural prior to extraction and it does not go back to agriculture, then it is lost. It still could be agricultural land, hydroponics, greenhouses. We need to think beyond field crops. We should not just let things go to the path of least resistance. Does not know how it is possible. Approval of more gravel extraction pits, is not rehabilitation part of the approval of the application. It is as simple as that. Losing agriculture land to everything, this is one area where we can demand it goes back to agriculture.

A fill operation on 8<sup>th</sup> line just north of Lower Base Line which has been convicted numerous times for illegal and toxic dumping next to market gardens.

The aggregate act is a catch-up act. MNR does not have enough enforcement to ensure that rules are followed. Municipalities need tools to deal with this. Need to look at long term implications. Dufferin has worked to develop long term plans.

*Page 21. "it was determined that approximately 1,475 hectares of land was potentially suitable for shale extraction" If it is assumed that only those areas that have a drift thickness of 8 metres or less are economically viable for extraction, the amount of available land in Halton*

	<p><i>Hills and the Region of Halton is much less than the 1,475 hectares that were mapped in the Region of Halton Official Plan.</i></p> <p>Do we need to worry about this impacting agriculture in the future? This is a huge amount of land that could come out of agriculture.</p> <p>Question: Page 41 are the Greenbelt areas those current designated and/or include the proposed areas?</p> <p>Question: If 100 acres is in extraction, what is the actual area affected?</p> <p>Dust, noise, health and well being are all issues. Biggest factor is the water table. How far can it affect things when dynamiting rock? Are there buffers around the quarry?</p> <p>Councillor Best provided it depends on the type of operation. 1 to 2 km is an average area of impact.</p> <p>Mapping concerns included mapping does not show Prime Agriculture Areas and we wonder why prime agricultural land was not identified as a layer with mineral resource extraction areas.</p> <p>Maps on pages 23 and 24 do not show all of Halton (nothing west of Guelph Line and North of 20 Side Road. We need to add the word "clarity" as not all maps are clear. Need to be transparent and clear.</p> <p>The Provincial Policy Statement (PPS), Section 3.2, paragraph states that PPS allows protection of resources of Provincial interest. Section 7 includes agricultural resources next to mineral resources. Mineral resources are an area of public interest. In a quick scan of agricultural section, there is no reference of the agricultural land being of Provincial interest. There is no balanced to this approach.</p> <p>Councillor Fogal commented this is the whole issue. Agriculture is not treated the way it should as a Provincial interest. Huge droughts are taking place in half of the United States threaten food supply, makes it obvious, agriculture is a resource and needs to be considered as such. In the fruit and vegetable industry, fewer acres being grown in Ontario now. California is under huge drought conditions (75 percent under drought). Dependent on foreign food supply even from California. In planning, the resource of fruit and vegetable, does not seem to be considered. We will just buy our food from another country. We can grow these crops here. Can grow and freeze product. Not getting the support we should. Need to worry about farmland and producing food and it will become more of a concern not less of a concern.</p> <p>On Page 11 PPS Section 2.5.2.1 demonstration of need...any application to be considered on land use merit only. Does HAAC agree on this?</p> <p><b>Rehabilitation comments:</b></p>	<p>The map referred to on Page 41 only shows the current Greenbelt Plan area.</p> <p>The areas contemplated in the Growing the size of the Greenbelt are not shown on the maps in the Growth Concepts Discussion Paper or the current Regional Official Plan schedules. The Province's commenting period on Growing the Size of the Greenbelt was from February 17, 2021 to April 19, 2021. The Region will continue to engage with the Province as the work proceeds to ensure Regional interests are considered.</p>
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	<p>Once done and rehabilitation and may want to think about getting these back into agriculture. Some areas can farm on slopes, so it is possible. Need to be open to these possibilities.</p> <p>2 or 3 times in the chapter on aggregate, it is mentioned about returning the land to high value agriculture. Are there examples where this has been done? Elmira has returned one area into a campground. Does not see reality it can be returned to high value land. Is it possible? Reference page 35.</p> <p>Often there is not a system in place to ensure rehabilitation takes place. May need a system that ensures the money is there. Quarries often turned into spectacular gardens.</p> <p>An example was given of 5 Side Road in Campbellville, and that it would be a stretch to call high value crop area??? Even if we could increase organic matter but will not be as good as natural state.</p> <p>Often quarries are looked at for depositing green waste.</p> <p>The questions were asked; how many cubic areas are needed to fill in a quarry. It would take a lot of trucks and a lot of fuel. Quarry pits are massively deep. This is an extraordinarily complex issue. Soils need to be tested. There is going to be some excellent topsoil available. Alternate use could be a golf course as there would be less of a need somewhere else and the loss of agricultural land there.</p> <p>How do we frame this? We need to look at from the agricultural point of view and preserve as much as possible. If you fill in a quarry, could houses be placed in these locations? We need to develop an agricultural perspective on this and look at agriculture and if we can rehabilitate, turn back to agricultural land, or rehabilitate these lands so they do not have to compete with agriculture as suggested.</p> <p>HAAC recognizes the need for Halton Region to make a statement that prime agricultural land is a priority must be retained for agriculture. Number 1, it is farmland and should be protected as such. Quarries that need to be rehabilitated, rehabilitate to agriculture if possible. This needs to be the hierarchy of decision making.</p> <p>When there is a subdivision, there is a surplus of topsoil. HAAC suggests Halton Region needs to mandate that it goes to quarries, that could be very productive farmland and it would be re-using some of the soil. Thinks developers would be willing to move the surplus soil for free. Developers may be in favour and optics makes them look better. Generally, the soil is tested. If this is presented to developers, here is an opportunity where everybody wins. We cannot just make topsoil. It would be going to waste whereas there are opportunities where it could create viable land. 2 acres, 10, or 100 acres, which creates something we were not going to have.</p>	<p>Comments have been considered in the development of a Draft Preferred Growth Concept and the Integrated Growth Management Strategy.</p>
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	<p>Information was provided, Halton Region are relooking at development standards and will be asking the development industry to leave more soil in the subdivisions. Trees do not grow. There may not be as much to deliver as there currently is.</p> <p>It was noted topsoil against a foundation can does not happen. It needs to be subsoil. Soil dumping in ditches needs to stop as it is creating flooding. No one assumes responsibility. The trucking companies that do this have a spot they go to all the time. The trucks follow each other. Every load was monitored. It is a free for all in the way in terms of dirt hauling business. Some of these dirt moving companies need to be brought on board.</p> <p>HAAC would want to be involved and engaged in the process to ensure that the reclamation of quarries into agricultural lands happens. HAAC needs to be engaged as experts in agriculture.</p> <p>There should be a statement of principle on topsoil, it should be treated as valuable, and a reuse plan should develop in conjunction with HAAC.</p> <p>In conclusion, HAAC agrees with the rehabilitation to agricultural uses and recognize this needs to be defined. Referencing Page 4, "Retains areas for mineral extraction, which can be rehabilitated to high value agricultural areas."</p> <p>HAAC also supports:  Section: "4.2.8.1 - <i>"Municipalities will develop and implement official plan policies and other strategies to conserve mineral aggregate resources, including:</i>  a) <i>the recovery and recycling of manufactured materials derived from mineral aggregate resources for reuse in construction, manufacturing, industrial, or maintenance projects as a substitute for new mineral aggregate resources; and</i>  b) <i>the wise use of mineral aggregate resources, including utilization for extraction of on site mineral aggregate resources prior to development occurring."</i></p> <p>HAAC also notes Concept 3 would best support these efforts, as highlighted on page 26 of the report.</p> <p><b>Opportunities:</b>  The sub-committee questions how we frame the discussion? How do we position the response? Are we saying we oppose any more aggregate development?</p> <p>Aggregate is required for roads and buildings. We do not think we would be successful in reducing and/or stopping aggregate extraction in this area. However, there is the potential for the Region to develop policies in build forms enabling the use of less aggregate being used to make brick. There are avenues in which things can be done to stop the huge amount of aggregate coming out for build forms. However. it could support agriculture by requiring buildings to be built with renewal resources, for example, straw and perennial grasses have been utilized to may boards like chipboard which traditionally uses wood.</p>	<p>Comments have been considered in the development of a Draft Preferred Growth Concept and the Integrated Growth Management Strategy.</p>
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	<p><b>Appendix J - North Aldershot Policy Area Urban Expansion Assessment.</b></p> <p>It was noted HAAC did not review the North Aldershot Policy Area Urban Expansion Assessment. They sub-committee felt this was a complicated area with multiple issues and we needed to focus on areas of the largest impact.</p> <p><b>Appendix K – Evaluation of Growth Concepts</b></p> <p>Question: Under the current ROPA has Halton met its employment numbers?</p> <p>Councillor Best provided comment on what he had heard, stating that Halton Region is not close to meeting its employment numbers due to the types of operations being more logistics companies. Market reality is different, and we must look at a different mix and focus on offices and retail rather than large warehouses. If only build a building, which will be automated, this is a problem we need to address. Need to intensify employment at the same time as we are intensifying residential.</p> <p>Councillor Fogal responded with, we are not meeting the forecasts with population, employment, land required, and these figures are all inflated. The Ontario Ministry of Finance have numbers that better fit reality. Figures given to designate as much land as possible. It is a land grab. We have enough land now to last to 2041 (employment).</p> <p>The sub-committee questions the amount of employment land needed and reference automation and finding ways to accommodate jobs. The existing model is broken due to automation. Have we looked at neighbouring municipalities and are they experiencing the same?</p> <p>Councillor Fogal commented on similar experiences happening across the Great Golden Horseshoe. Hamilton is expected to double but the residents are fighting back. See redevelopment opportunities. Vacant businesses. Halton needs to look within before we go out on valuable agricultural land. Peel is looking at 10,000 acres for their Scenario 4. Wellington is looking at 15 to 20 percent intensification in Rockwood, Elora, Fergus...vastly different from 60 to 80 percent being asked. We do not have enough demographics regarding young people. Need to influence immigration at the federal level.</p> <p>HAAC would also like to encourage agricultural/food related employment opportunities be encouraged to support the agricultural community. Abattoirs are desperately needed in this area.</p>	<p>Comments have been considered in the development of a Draft Preferred Growth Concept and the Integrated Growth Management Strategy. Regional staff can follow-up to provide a fulsome response to specific questions from the Committee.</p> <p>Comments have been considered in the development of a Draft Preferred Growth Concept and the Integrated Growth Management Strategy. Regional staff can follow-up to provide a fulsome response to specific questions from the Committee.</p>
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	<p>Question: In the document it discusses transportation and only mentions GO Transit, what other transportation methods are being proposed? This question was posed due to it being noted numerous times in the Integrated Growth Management Concept Discussion paper.</p> <p>Councillor Fogal provided it will include Go transit with all day service and 2 ways on the Kitchener line. What the Region is looking at, we do not know and have not talked about regional transit. Oakville has invested in their own transit and did not want to see its efforts watered down.</p> <p>The sub-committee expressed the need for Go train stations and noted opportunities but there needs to be North, South, East and West transit across Halton.</p> <p>Concern was expressed with regards to the movement of farm equipment and the need to travel between farm locations. Page 19: <i>“In Concept 3, there is a screenline deficiency in 2051 (SL 74 – east Halton Hills). Addressing this deficiency would rely primarily on the widening of 5 Side Road.”</i> Please ensure an agricultural impact assessment is done on this.</p> <p>Councillor Best provided Local Municipalities Official Plans address the local transit. Regional affects regional roads going to 6 lands i.e. Steeles, Guelph Line, Trafalgar, Derry. No plans for 5 SR. Keep transit in higher intensity areas.</p> <p>If Halton region were to look at an agricultural system approach, we must ensure farm service providers have access to all areas of Halton. If this being considered? If Britannia is going to 6 lanes, could one lane be designated for farm equipment even partially.</p> <p>Councillor Best commented there will not be much farmland left in that area. Urbanization is happening from Britannia all the way to Georgetown. Need a 5<sup>th</sup> option. Some councillors want to go border to border.</p> <p>It was suggested HAAC should invite Transportation people to show the maps and discuss our concerns.</p> <p><i>Page 7: In accordance with the Growth Plan (2019), UGCs are planned to accommodate a density of 200 person and jobs per hectare by 2031. Growth attributed to MTSA’s to 2051 is informed based on the local urban structure and build-out potential of sites. However, the development potential of these sites well exceeds growth in the Region to 2051. As a result, none of the concepts achieve the full build-out potential of the identified MTSA’s within the 2051 planning horizon meaning that the density target will be achieved after this time. Thus, there would remain surplus capacity to accommodate growth beyond 2051. HAAC questions why?</i></p> <p>If we looked at all places to densify and if hold firm on the urban boundary, we can achieve growth within the urban area. HAAC endorses the statement and strongly encourages strong urban boundaries within the existing areas.</p>	<p>In response to question about transportation: In addition to GO Transit and local transit, examples of proposed transportation modes include bus rapid transit along the Dundas Street and Trafalgar Street Corridors, improvements to the active transportation network and linkages (i.e., cycling, pedestrian, and trail infrastructure). The Region works closely with the Local Municipalities to ensure that residents have mobility options that provide connectivity across the Region.</p> <p>All Growth Concepts reflect the Province’s preferred location of the GTA West Corridor and the potential settlement boundary expansion areas for employment uses include areas adjacent to the proposed highway, as well as areas with proximity to Highways 401 and 407. It is important to note that Regional Council has opposed the construction of the GTA West highway.</p> <p>Regional staff can follow-up to provide a fulsome response to specific questions from the Committee.</p>
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*Question: Why are evaluation measures slated as TBD? Page 12 Through out the document agricultural related impact studies are only being done at the preferred growth concept stage which could put the designation of agricultural lands at a disadvantage.*

Councillors Best and Fogal were asked if they could request for a full-blown AIA by each of the Growth scenarios.

The committee realizes there is not enough time for consultation. Deadlines are looming within the next couple of months. Milton will decide on June 21<sup>st</sup>. Halton Hills will also be looking at a July date. Deadline is July 2022. Do we have to hand in something one year in ahead? After the interim report goes in, can this buy additional time? HAAC can ask questions. It will raise questions in people's minds.

Soil services should have gone the next step. There is not any clarity on when the actual dates are. Supports going back to the drawing board and doing an AIA on each concept at the Region's expense and would be a better way to rigorously evaluate. If there are no impact statements in front of Councillors, how can they decide. The reports do not look at large employers such as Mohawk and Monaghan Mushrooms.

It was noted Milton's Staff report was already written and Council deferred. The agricultural community and possibly HAAC should encourage members to make presentation to Milton Council on June 21<sup>st</sup>. 99 percent of the public have no clue what is going on. About 600 people attended PICs, need more people involved, which brings us back to our original comments on the timing and lack of public consultation. However, it does seem people supportive of not extending urban boundaries.

Question: When look at intensification and densification, does Planning staff connect with housing services or work in silos? (Anna to advise). At local level looking at needs of the broader community. Look at in-fill to create affordable housing near services. The opportunities are there for different housing types because of intensification. Unfortunately, Agencies do not have the time with COVID to do the in-depth personal look.

*Page: 18 "All growth concepts use up the available capacity first." Question: So even though we are not allowed to phase in development in ten-year increments, Halton Region can effectively do this through infrastructure planning?*

Councillor Best explained the use of available capacity first, Halton could do this through infrastructure planning through its allocation programming. This helps with prioritization. The allocation program ensures costs are up front. Phasing is used in two contexts. We will phase how things will develop. Want us to plan to 2051 to phase in how we would accommodate every 10 years. The actual development is phased in an orderly way. The big developers did not want to plan to just every ten years.

HAAC would like a presentation on how Growth would develop out by regional staff. Phasing could allow for agricultural use of lands for a longer period.

	<p>Page 29, <i>The measure relates to the climate change planning objective of the protection of agricultural land and soils (see Appendix A of the IGMS Growth Concepts Discussion Paper for details). Agricultural land and soils support climate change mitigation as these area sequester carbon and allows the Region to adapt to climate change as it increases local food security and resiliency in response to potential disruption in the food system.</i></p> <p>This area is recognized but does not feel that the Region supports in a meaningful way. HAAC wishes to know how we are planning to achieve this. Is there a need to push with the Official Plan? Do we need to increase food security and recognize and support climate change initiatives?</p> <p>This section underscores the ranking of agricultural in Halton Region's planning and the elevated importance of NHS and climate change without recognizing the contribution that agriculture/rural lands bring to achieving these goals. If anything, it discourages good stewardship and tree plantings which are traditional activities on any farm. Halton Region needs to elevate the importance of agriculture and its benefits to a wholesome community.</p> <p>HAAC would like to receive the documentation on Concept 3B. We need to take a position and should ask for concepts 3 and 3 b to have full blown AIAs. It was noted information on Concept 3B was added to the Region website. Noting, no new employment lands along Steeles and Milton, 980 ha would be saved in that concept.</p> <p>Concept 3B is not acceptable to Milton staff to meet employment targets and they are pushing Concept 4. How does this position reflect the Regional Official Plan?</p> <p><i>Page 27: Protecting the Natural Heritage System and Prime Agricultural Areas</i>  <i>In considering a settlement area boundary expansion the Region must demonstrate that the Natural Heritage System, key features, and prime agricultural areas are avoided where possible and any adverse impacts on the agri-food network are avoided, or otherwise minimized and mitigated (PPS 1.1.3.8, GP 2.2.8.3).</i></p> <p>We need to be looking at the financing because better ratio of commercial to residential provides more stability to a community. Concept 3B is saving more farmland and that affects everything else. Mississauga and Toronto have 30 years' worth of land bank for employment to keep the money coming in. It is a cash cow.</p>	
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