

***Public Consultation on Proposed  
ROPA 38***

# **Public Consultation: Proposed Regional Official Plan Amendment 38**

## **1. Background**

Regional Official Plan Amendment (ROPA) 38, “An Amendment to Incorporate the Results of Sustainable Halton and a Comprehensive Review of the Regional Official Plan” represents a culmination of work undertaken since 2006 to conform to the Provincial Greenbelt and Places to Grow Plans, and the Provincial Policy Statement, achieved through the Sustainable Halton process.

“Proposed Amendment No. 38 to the Regional Plan (2006)” was released in mid-September 2009. Changes to the Region’s current official plan, espoused by ROPA 38, were noted. Specifically, all policy additions were underlined, and all policy deletions were listed on the right margins. Proposed ROPA 38 benefitted from issues raised during Phases 1 to 3 of Sustainable Halton, as well as Regional Council’s endorsement of the Directions Report “Towards Sustainability”, which served as the basis for making changes to the 2006 Halton Regional Official Plan.

This document discusses Halton Region’s public consultation initiatives on Proposed ROPA 38 including notification of Statutory Public Meetings, discussion at Public Open Houses and Workshop, and meetings with Regional Advisory Committees. Consultation initiated with First Nations is also noted.

## **2. Notification of Proposed ROPA 38**

### **2.1 Notice in Local Newspapers**

Halton Region followed the Planning Act requirements, under Section 26 (4), for advertising Proposed ROPA 38. Halton Region also complied with Ontario Regulation 543/06, Section 3 (7) for issuing notices of Proposed ROPA 38.

Proposed ROPA 38 was released on September 18, 2009. Notices/advertisements for Proposed ROPA 38 appeared in local Halton newspapers, including the Tanner, the Georgetown Free Press, the Burlington Post, the Milton Canadian Champion, the North Halton Compass, Oakville Today, and Oakville Beaver starting Thursday, August 13, 2009.

The newspaper advertisements identified the dates of the two Statutory Public Meetings and Public Open Houses for Proposed ROPA 38; the purpose of the two statutory meetings including the corresponding section of the Planning Act; the purpose and effect of the Proposed ROPA 38; the staff contact for queries

and information on ROPA 38; how to and where to provide comments; and, appeal rights of persons and public bodies before the Ontario Municipal Board.

Newspaper advertisements were changed to remove reference to already-held meetings, additional Public Open Houses, as well as the release of new information including the Sustainable Halton – Fiscal Affordability Analysis. To this end, six separate newspaper advertisements have appeared in local Halton newspapers. Newspaper advertisements for Proposed ROPA 38, including the December 2, 2009 Statutory Public Meeting, are to run up to November 27, 2009. Table 1 identifies Halton newspapers and corresponding publishing dates in which the Proposed ROPA 38 Notices of Statutory Public Meetings and Open Houses were placed. Copies of Newspaper Advertisements are contained in Appendix 1a to 1f.

**Table 1. Halton Newspaper Advertisements: Notices on Proposed ROPA 38**

<b>Halton Publication</b>	<b>Publishing Dates</b>	<b>Advertisement Number</b>
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	August 13, 2009 August 14, 2009	#1a
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	August 20, 2009 August 21, 2009	#1a
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	August 27, 2009 August 28, 2009	#1a
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> </ul>	September 3, 2009 September 4, 2009	#1a

Halton Publication	Publishing Dates	Advertisement Number
<ul style="list-style-type: none"> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>		
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	September 10, 2009 September 11, 2009	#1a
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	September 17, 2009 September 18, 2009	#1a
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	September 24, 2009 September 25, 2009	#1b
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	October 1, 2009 October 2, 2009	#1c
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> </ul>	October 8, 2009 October 9, 2009	#1c

Halton Publication	Publishing Dates	Advertisement Number
<ul style="list-style-type: none"> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>		
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	October 15, 2009 October 16, 2009	#1c
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	October 21, 2009 October 22, 2009 October 23, 2009	#1d
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	October 28, 2009 October 29, 2009 October 30, 2009	#1e
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	November 4, 2009 November 5, 2009 November 6, 2009	#1e
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	November 11, 2009 November 12, 2009 November 13, 2009	#1f
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> </ul>	November 18, 2009 November 19, 2009	#1f

Halton Publication	Publishing Dates	Advertisement Number
<ul style="list-style-type: none"> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	November 20, 2009	
<ul style="list-style-type: none"> <li>• Acton Tanner</li> <li>• Georgetown Free Press</li> <li>• Burlington Post</li> <li>• Milton Canadian Champion</li> <li>• North Halton Compass</li> <li>• Oakville Today</li> <li>• Oakville Beaver</li> </ul>	Will appear on November 25, 2009  November 26, 2009  November 27, 2009	#1f

## 2.2 Advertisements on Halton Region’s Website

Advertisements for the Statutory Public Meetings and Public Open Houses, and copies of Proposed ROPA 38 and the Sustainable Halton – Fiscal Affordability Analysis were put on the Region’s website:

[http://www.halton.ca/ppw/planning/SustainableHalton/now.htm#Upcoming\\_Public\\_Meetings](http://www.halton.ca/ppw/planning/SustainableHalton/now.htm#Upcoming_Public_Meetings).

## 2.3 Notice to Individuals on Planning’s Mailing List

There are approximately 1,580 individuals on Planning Services mailing list. E-mails were sent to nearly 900 individuals notifying them of the Statutory Public Meetings and the October Open Houses. Notices by surface mail were sent to 680 individuals. All notices included copies of the newspaper advertisement #1a.

## 3. Public Statutory Meetings

### 3.1 Statutory Public Meeting - September 30, 2009

A Statutory Public Meeting was held pursuant to Section 26 (3) (b) of the Planning Act, in the Council Chamber of Halton Regional Centre on September 30, 2009. The meeting was held to provide members of the public with an opportunity to discuss revisions that may be needed to the 2006 Halton Regional Official Plan to the Planning and Public Works Committee. The meeting began at 9:30 a.m.

The following summarises the proceedings.

### ***Introductory Remarks***

Councillor Tom Adams, Chair of the Planning and Public Works Committee, declared the meeting open and stated that the purpose of the meeting is to provide members of the public with an opportunity to provide any ideas, thoughts and suggestions that they may have on revisions that may be needed to the 2006 Halton Regional Official Plan. He stated that the role of the Planning and Public Works Committee was to listen to comments and input and to ensure that any person in attendance had an opportunity to speak. He noted that the purpose of the meeting was not to discuss the merits of proposed Regional Official Plan Amendment 38 as an extensive public consultation process was proposed to take place throughout October and November.

### ***Overview***

Ron Glenn, Director of Planning Services and Chief Planning Official, gave a brief verbal presentation regarding the purpose of the public meeting and the process that would follow.

### ***Delegations***

Representations were made by:

- Keith MacKinnon, KLM Planning, on behalf of Randvest Inc. and 2163832 Ontario Inc.
- Michael Hoffman, Larkin + Associates, on behalf of Memorial Gardens Canada

At this point in the meeting, Chair Adams called for additional delegations from the floor. There were no additional requests to make representations.

### ***Closing Remarks***

Chair Adams declared the public meeting closed and advised that members of the public would have opportunities to discuss proposed Regional Official Plan Amendment 38 at any of four Open Houses in October and to provide written comments for consideration by November 12, 2009. He advised that the statutory public meeting required for the proposed ROPA 38 was scheduled for December 2, 2009 and that all submissions would be referred to Regional Council for consideration in their deliberations on ROPA 38 prior to its approval on December 16, 2009.

## **3.2 Statutory Public Meeting – December 2, 2009**

A Statutory Public Meeting, pursuant to Section 17 (15) (d) of the Planning Act, is scheduled for December 2, 2009. This meeting will provide the public with an

opportunity to make representations with respect to Proposed ROPA 38 to the Planning and Public Works Committee. This meeting will commence at 1.30pm and take place in Halton Region's Council Chambers.

#### 4. Opportunities for Public Input

Two Statutory Public Meetings, eight Public Open Houses, an Agriculture-Natural Heritage System Workshop, and presentations and discussions with the Regional Advisory Committees constituted the Region's primary public consultation efforts on Proposed ROPA 38. Table 2 contains the dates, locations, and attendance for the Open Houses and the Agricultural-Natural Heritage System Workshop.

**Table 2. Public Consultation Events for Proposed ROPA 38**

<b>Date</b>	<b>Event</b>	<b>Location</b>	<b>Attendance (based on sign-in sheets)</b>
October 14, 2009	Open House	Milton Senior's Activity Centre, 500 Child's Drive, Milton	64
October 15, 2009	Open House	Mold-Masters Sportsplex, 221 Guelph Street, Halton Hills	50
October 20, 2009	Open House	St. Bernadette School, 1201 Heritage Way, Oakville	21
October 21, 2009	Open House	St. John School, 653 Brant Street, Burlington	19
October 27, 2009	Agriculture and Natural Heritage System Workshop	Country Heritage Park, 8560 Tremaine Road, Milton	52
November 3, 2009	Open House	Bishop Reding Catholic Secondary School, 1120 Main Street East, Milton	21
November 4, 2009	Open House	Notre Dame Catholic Secondary School, 2333 Headon Forest Drive, Burlington	5
November 5, 2009	Open House	Holy Trinity Catholic Secondary School, 2420 Sixth Line, Oakville	7



Date	Event	Location	Attendance (based on sign-in sheets)
November 10, 2009	Open House	Christ the King Catholic Secondary School, 161 Guelph Street, Halton Hills	31

#### 4.1 Public Open Houses

Public Open Houses were planned pursuant to Section 17 (15), (16), (17), and (18) of the Planning Act. In total, Halton Region held 8 Public Open Houses, two in each of the Local Municipalities during October and November 2009. During the first series of Open Houses in October, information on Proposed ROPA 38 was presented. During the second series of Open Houses in November, results of the Fiscal Affordability Analysis study for Sustainable Halton were also presented. All Open Houses began at 6pm and concluded at 9pm.

All Open Houses began with an open session which allowed the public to review the details of proposed ROPA 38 from display boards and ask questions of Regional staff. This was followed by a staff presentation at 7pm, after which the participants were given a further opportunity to discuss Proposed ROPA 38 with Regional staff, and with Cam Watson, Principal of Watson and Associates, for the Fiscal Affordability Analysis during the November Open Houses.

Seven out of eight Open Houses were facilitated by Glenn Pothier, and one was facilitated by Brenda Sweeney. Both facilitators were retained by the Region for this public consultation exercise. At each Open House, facilitators described the purpose and format of the meeting, identified the commenting deadline and ways to provide comment, the purpose of the December 2, 2009 Statutory Public Meeting and the December 16<sup>th</sup> Regional Council meeting, and identified appeal rights of persons and public bodies before the Ontario Municipal Board.

The staff presentation in October was made by Haiqing Xu, Manager of Long Range Planning and by Gena Ali, Senior Policy Advisor, in November. Ron Glenn, Director of Planning Services and Chief Planning Official responded to questions on ROPA 38. Cam Watson, responded to questions on the Fiscal Affordability Analysis.

Turnout for the second series of Open Houses in Burlington and Oakville was low. This allowed for summaries of presentations and roundtable discussions on Proposed ROPA 38. Roundtable discussions were held in lieu of the formal presentation and plenary session, and led by Ron Glenn.

Notes from the each Open House are listed below.

### **3.2 October 2009 Open Houses**

#### ***Open House #1 - Wednesday, October 14, 2009 Milton Senior's Activity Centre, 500 Child's Drive, Milton.***

*Question:* Who is going to write and pay for the State of Aggregate Resources in Halton report that will be written every two years? What will the report be used for?

*Answer:* The Region will be conducting the study and paying for it. Currently, the real impacts of aggregate operations are not being studied in any great detail by municipalities. Aggregate sites will be monitored so that better information will be available in the future.

*Question:* Is the aggregate industry fighting another battle with citizens? Why do the tax payers have to pay for it? Why can't the corporations pay for it? And what is the relationship between the Niagara Escarpment Plan (NEP) and Halton's Plan? Is seems like Halton's Plan over-rides the NEP.

*Answer:* Right now aggregate producers have to contribute to a rehabilitation fund when a license is approved under the Aggregate Resources Act. We are asking the Province to establish another fund to ensure quarry operators meet the conditions of their licences.

*Question:* When you talk about lands "above the brow" isn't that the Niagara Escarpment Commission's (NEC) territory? Can you explain the relationship between the Niagara Escarpment Plan (NEP) and Halton's Plan?

*Answer:* There are three designations in the Niagara Escarpment Plan within Halton – Escarpment Rural, Escarpment Natural, and Escarpment Protection. Land north of the NEP boundary is subject to the Greenbelt Plan. Halton's Plan must conform to the Greenbelt Plan and the Niagara Escarpment Plan.

*Question:* What do the terms "hard infrastructure" and "greenfield growth" mean?

*Answer:* Hard infrastructure refers to roads, and pipes for water and wastewater. Greenfield growth is when a subdivision is built outside of the existing built-up area.

*Question:* What's the difference between the old approach and the new approach mentioned in the presentation?

*Answer:* Under the old way of doing things, about 80% of development would take place outside of the existing built-up area. We would

have to extend hard infrastructure to accommodate the growth. With the new way, we need 40% of development to be in the existing built-up area, and we'll need to make efficient use of existing infrastructure.

*Question:* I thought the aggregate industry was paying for rehabilitation, but that the Ministry of Natural Resources (MNR) gave the aggregate industry their money back.

*Answer:* The aggregate industry does pay for rehabilitation of pits and quarries they have operated. The content and timing of rehabilitation is considered through the Aggregate Resources Act license and site plan approval processes. They are also required to contribute additional monies to a fund that goes towards rehabilitating abandoned pits and quarries. We are asking the Province to establish an additional fund that will pay for sites that will require monitoring and rehabilitation in perpetuity (such as the pumping of water to maintain wetlands or ground or surface water features).

*Question:* Most people who live in the rural area aren't farmers, and there are more and more restrictions on what we can do with our land.

*Answer:* Planning has become more complicated. Our intent is to preserve what we have now, not to create another level of bureaucracy.

*Question:* Does the Official Plan (O.P.) create a second layer of bureaucracy? Or does it replace a level of bureaucracy?

*Answer:* The O.P. does not add another level of bureaucracy.

*Question:* Can you please explain the Natural Heritage System (NHS) within the urban area context?

*Answer:* The NHS is identified by the green on the maps, and is intended to be a constraint to urban development.

*Question:* Is your plan site specific with regard to Regional properties?

*Answer:* No, the O.P. is more high-level than that. We do have a real estate department that handles site-specific issues.

*Question:* Do you have any interest in the power plant that is planned for Oakville?

*Answer:* Only peripherally – our Health Department deals with issues around air quality. .

*Question:* You don't need to control development in the Rural Area because the Greenbelt Plan does it. There is not going to be any infrastructure expansion in the Rural Area. You said that there needs to be significant education regarding the NHS, but I think

there should be education for urbanites as to the importance of agriculture. Rural uses complement the NHS anyway, so what's the point of the NHS?

*Answer:* Regarding the comments that deal with development above the brow – that land is subject to the Greenbelt Plan and we have to conform to that Plan. We want agricultural uses to be strong. If you take a look at the Greenbelt Plan policies and the O.P. policies with regard to agriculture and the Natural Heritage System, you'll see that those uses co-exist. The Greenbelt Plan NHS is the starting point for Halton's NHS. In the O.P., we have provided clarity and certainty with regard to the interpretation of the Greenbelt Plan for Halton.

*Question:* Are you going to update Halton's energy policies now that the new Green Energy Act has been approved?

*Answer:* Yes. Since this is an emerging policy initiative, the Region will be addressing it as part of a separate exercise.

*Question:* Are there some provisions for water and energy conservation, especially in intensification areas?

*Answer:* We are establishing an Inter-Municipal Advisory Committee on Sustainability. Their mandate is explore best practices in sustainability, develop a sustainability lens and explore Green Building Standards. Some communities are farther ahead than others in this area.

*Question:* I'm concerned that there is nothing in this Plan that protects sustainable rural economy and life itself, not just agricultural land. Rural life / economy are separate from agriculture and should be recognized.

*Answer:* We'll consider your comment.

*Question:* In the enhanced Natural Heritage System (NHS), agricultural land is not recognized.

*Answer:* We heard that from the Halton Agricultural Advisory Committee and we're taking it seriously. If there is enough interest, we will have a roundtable on agriculture and the NHS.

***Open House #2 - Thursday, October 15, 2009***

***The Hall in the Mold-Masters Sportsplex, 221 Guelph Street, Halton Hills***

*Question:* Do you have any examples of places that are meeting the Places to Grow targets? It would be great if we could see this online or on paper.

*Answer:* Thanks for your suggestion. The new areas in Milton are achieving 50 person and jobs per hectare.

*Question:* If you go to those neighbourhoods, you will see that there's no place to park, so people are parking on lawns.

*Answer:* There are some challenges to the built-form that we will have to solve when meeting the targets.

*Question:* The hamlets aren't urban areas, which mean that the roads aren't in them, but people cut through Glen Williams all the time and it's just going to get worse. Also, I can't move farm equipment at any time besides rush hour, because that's the only time that cars aren't allowed to park on the street.

*Answer:* Hamlets are rural settlements – they are part of the agricultural rural area. We have a program to 2021 regarding roads, and we are extending that to 2031. We will be considering conflicts between urban and rural road needs.

*Question:* What about peak oil?

*Answer:* Issues of peak oil and climate change are not specifically mentioned but are addressed in the Plan through our urban, healthy communities, and transportation policies. We have modified our objectives for modal split targets in the Plan.

*Question:* I think peak oil should be a focal point.

*Answer:* We'll take that into consideration.

*Question:* Lots of these points on regarding climate change and peak oil were brought up at the meeting on June 15. The answer then was inadequate. I want to see more leadership.

*Answer:* We'll take that into consideration.

*Question:* Some roads in Halton do funny things – Ninth Line stops at Steeles for example. How can we grow without knowing where all of the traffic is going to go?

*Answer:* The Province has mandated our population and employment targets to 2031. We will be creating a Transportation Master Plan to 2031 (it currently goes to 2021) to address these issues.

*Question:* But who is going to pay for the roads?

*Answer:* We are looking into funding from the Province and the Federal government. Greenfield developers pay for greenfield growth in Halton. And new residents become new taxpayers.

- Question:* What about water? Groundwater won't support growth, and everyone is taking water from Lake Ontario. What happens when that dries up?
- Answer:* The Master Plan process would look at options for servicing Georgetown.
- Question:* We need to be doing a bunch of things – protecting farm land, conserving energy, etc. I like that greenfield growth is tied to intensification. I think higher densities can be attractive. I think we should have more than 40% of units in the built boundary.
- Answer:* Exceeding the 40% target is difficult at this juncture.
- Question:* What is the 50 people and jobs per hectare target measured over?
- Answer:* Greenfield development in Halton as a whole.
- Question:* Have you discounted the Orlando study regarding employment land needs?
- Answer:* No, we took it into account. We added more employment land because of it, and we have now identified Strategic Employment Lands beyond 2031, which may be brought into the Urban Area through a municipal comprehensive review if there is a demonstrated need for those lands.
- Question:* Is there a map of Natural Heritage System (NHS) Key Features?
- Answer:* Yes – Map 1G.
- Question:* The Aggregate Resources Act supersedes Halton's Plan – so what can Halton's Plan accomplish?
- Answer:* Neither the Region nor the local municipalities have a significant role in monitoring what happens at extraction sites after a license is issued by the Province. Through ROPA 38 we plan on increasing our knowledge and role in monitoring the activities and impacts so that we are better informed of the true impacts of pits and quarries on our community and natural environment.
- Question:* Who will pay for this research?
- Answer:* We're petitioning for a long-term fund to address perpetual rehabilitation issues.
- Question:* What are the employment densities in Halton now?
- Answer:* Oakville and Burlington are quite high (40 jobs per hectare). Milton and Halton Hills are probably closer to 20 jobs per hectare.
- Question:* I don't think you'll be able to have the zoning by-laws in place within a year.

*Answer:* We've been working closely with our local municipal partners on ROPA 38, and they think it is feasible.

*Question:* ROPA 38 says that conversions aren't allowed unless the vacancy rate is 3% or higher – don't you mean 3% or lower?

*Answer:* No – we mean 3% or higher. The Canada Mortgage and Housing Corporation has taken the position that a vacancy rate of 3% indicates a healthy rental market, which means that it is relatively easy to find rental housing. A vacancy rate below 3% indicates that it would be hard to find rental housing. We are interested in housing affordability, and since rental housing is generally more affordable than home ownership, we want to make sure that Halton has an adequate supply of rental housing before we allow rental housing to be converted to ownership housing.

*Question:* There's nothing for Actonians in this Plan – we want something better. Acton can't grow, except through intensification. And there is nowhere to buy necessities such as shoes or clothing there.

*Answer:* We have to conform to the Greenbelt Plan – our hands are tied.

*Question:* Why aren't we fighting the Province now?

*Answer:* Our next opportunity is the ten-year review of the Greenbelt Plan.

***Open House #3 - Tuesday, October 20, 2009  
St. Bernadette School, 1201 Heritage Way, Oakville***

*Question:* How will ROPA 38 help to support social services?

*Answer:* We have consulted with a number of social service providers in Halton and they have given us their feedback. We will continue to work with them.

*Question:* Where is the December 2 public meeting?

*Answer:* At the Halton Regional Centre Council Chambers, and it starts at 1.30pm.

*Question:* Can you provide clarity on the 3% conversion rule?

*Answer:* If the vacancy rate is 3%, it means there are 3 units vacant for every 100 rental units. If there are fewer units available (as in, if the vacancy rate is lower than 3%), we don't want to allow conversions because it will make rental housing harder to find. 3% is a healthy vacancy rate according to Canada Mortgage and Housing Corporation (CMHC).

*Question:* If you apply all of the policies in the Regional Official Plan, it is hard to say where quarries will be permissible. The policies seem prohibitive to aggregates.

*Answer:* Some people would say that aggregates have an unfair advantage. The aggregate industry has to do a better job of working with municipalities. We would like to be more involved in the process and we know the aggregate industry may not like that. There has to be a balance.

*Question:* How do you balance aggregates, the NHS and agriculture? What issues are the policies designed to solve?

*Answer:* It is a question of priorities. Provincial policy has been crafted in such a way that aggregates are given the highest priority, followed by the NHS, then agriculture. We want to gain a greater understanding of the true impacts, especially with regard to aggregates.

*Question:* It seems like you're putting the cart before the horse – shouldn't you do the studies first?

*Answer:* Studies have been done to identify the issues. Now we want to measure the significance of the issues in a quantifiable way.

*Question:* What about Source Water Protection Plans?

*Answer:* We currently have Wellhead Protection Zones in the Plan. These will be updated through the Drinking Water Source Protection Planning process. Diane Bloomfield is the project manager for Halton's area (the Halton-Hamilton Source Protection Region). Source Protection Plans are coming out in 2012. The Terms of Reference have already completed. We will have to conform to Source Protection Plan, just like we have to conform to the Greenbelt Plan.

*Question:* What's the affordable housing target and how is it achieved?

*Answer:* The target is 30%. We're currently between 18% and 19%. Changing the housing mix toward higher density housing will help us meet the target.

*Question:* What about phasing, specifically the Milton Education Village?

*Answer:* We'll be developing phasing, along with Master Plans. There will be more detailed policies in the Plan when the Master Plans are complete. The Milton Education Village will be built after 2021.

*Question:* Can we bring Future Strategic Employment Lands online earlier than 2031?

*Answer:* Yes, through a municipal comprehensive review if there is a demonstrated need for them.



*Question:* Are there any meetings regarding the fiscal analysis?  
*Answer:* Yes – on November 3, 4, 5, and 10. The Oakville meeting is on November 5th at Holy Trinity Catholic Secondary School.

*Question:* Intensification sites should be development ready. How are we going to fund that?

*Answer:* We will have to front end the cost, instead of our traditional method, which is to have greenfield developers pay for it.

*Question:* How will we develop smart, educated people (better schools, etc) through this Plan?

*Answer:* We are trying to provide more opportunities for integration and contact. Getting people out of their cars is a big part of that. Also, we are looking to provide more higher education opportunities closer to home – the Milton Education Village and the McMaster Campus in Burlington are evidence of that.

*Question:* Is the NHS designation ever going to change?

*Answer:* The NHS is intended to be a long-term feature on the landscape. Outside of the urban areas, the NHS may be refined through sub-watershed studies. In urban areas, the NHS is a no-touch zone.

*Question:* Is there any interest in bicycle lanes?

*Answer:* Yes, however, existing suburbs were built for the car, so there are challenges in retrofitting them. We will be addressing this through the Transportation Master Plan process.

***Open House #4 - Wednesday, October 21, 2009  
St. John School, 653 Brant Street, Burlington***

*Question:* How many people and jobs per hectare are there in Halton? Is there a place in Halton where there are 50 people and jobs per hectare?

*Answer:* New Milton and Alton are seeing 50 persons and jobs per hectare. The Ministry of Energy and Infrastructure has pictures of what this density looks like on their website.

*Question:* What is meant by a systems approach to the NHS?

*Answer:* You have a systems approach when you connect features such as Areas of Natural and Scientific Interest with corridors.

*Question:* What's the difference between hard and soft infrastructure?

*Answer:* Soft infrastructure includes hockey rinks and other recreational facilities, as well as hospitals. Hard infrastructure includes roads and pipes.

*Question:* What goes into a Community Infrastructure Plan?

*Answer:* Plans for Provincial, Regional and Local infrastructure must be coordinated. We generally don't freeze development if these services are not in place, but we want to ensure that all Halton residents have access to services. This is what the Fairness for Halton campaign is about.

*Question:* How do we know that the Plan isn't going to wreck the Region in the absence of a carrying capacity study?

*Answer:* We have to meet the provincial targets. Outside of plan implementation, we will have a sustainability committee that is going to look into developing a sustainability lens, sharing best practises, and green building standards and initiatives. Councillor Goldring will be Chair of this Committee when it starts up.

*Question:* I'm concerned about projections and quality of life. What about interaction?

*Answer:* We want to build communities where people can walk to places instead of driving, and places where people can live and work.

*Question:* What about the Environmental Assessment (EA) process for new development areas?

*Answer:* The EA process and plans for new development areas are integrated. Also, we are pre-zoning, so that should expedite the process.

*Question:* What's wrong with putting cemeteries above the Escarpment brow?

*Answer:* I think it's the Greenbelt Plan. We'll find out for sure and let you know.

*Question:* Why is November 12<sup>th</sup> the deadline?

*Answer:* The November 12<sup>th</sup> commenting deadline will enable staff to consider comments, prepare our response document, make modifications to Proposed ROPA 38 in time for Planning and Public Works Committee's consideration at the December 2<sup>nd</sup> meeting. Comments can be made directly to Regional Council up to December 16<sup>th</sup>. However, if you want a staff response, you have to submit your comments by November 12<sup>th</sup>.

*Question:* What's the definition of a Major Transit Station Area?

*Answer:* It is a term from the Growth Plan. Major Transit Station Areas refer to areas surrounding a higher order transit station such as GO Stations.

*Question:* Are you using The Natural Step (TNS)?

*Answer:* Yes, we will be considering it and several staff are taking TNS training.

*Question:* What areas are the targets for?

*Answer:* Intensification is measured over the existing built-up areas. Intensification areas must accommodate 40% of the new development. The new greenfield areas have to be planned to achieve 50 people and jobs per hectare.

*Question:* What are the issues regarding the horticultural trades sector?

*Answer:* The horticultural trades industry in Halton is very diverse. Most of the businesses operating in the rural areas of the Region are doing so illegally. The Region conducted a study on this industry with our municipal partners to gain a greater understanding of what they do and the constraints the industry faces. The recommendations of the study have been considered through the development of ROPA #38 and specific policies have been developed within our Agriculture/ Rural Designation to provide clarity in planning policy terms as to where these types of uses are permitted and subject to what criteria. Landscape Ontario is generally supportive of the Regional policy approach, but some minor tinkering may still be required. The implementation of this policy and the establishment of horticultural trade uses in the rural areas of the Region will require the support of the local municipality in which the use is to be established. Some Local Municipalities may choose to be more restrictive than the Region and that is permitted.

*Question:* Will there be information on how many Landscape Contractors don't fit into the criteria, and what their future may be?

*Answer:* Once the policies are approved, some operators may find that they meet the criteria and they should be OK. Others may need to modify how they do business, depending on the situation. The policies will provide clarity on where these types of uses will be permitted and under what criteria. This will allow business owners to make better business decisions.

*Question:* Will the NHS on Map 1 be amended before the next OP review if new information becomes available?

*Answer:* There is a policy in ROPA 38 that says that if we receive information from the Province we will update the map.

### 4.3 November Open Houses

#### ***Open House #5 - Tuesday, November 3, 2009***

#### ***Bishop Reding Catholic Secondary School, 1120 Main Street East, Milton***

*Question:* Why were the Development Charges region-wide instead of area-specific? Area specific Development Charges are fairer.

*Answer:* We used a simplified assumption because this was a high-level exercise.

*Question:* Is that why Milton's Development Charges are higher than the other municipalities?

*Answer:* Milton's Development Charges are higher than the other municipalities because the Town will have to fund a lot of infrastructure to handle growth from 2021 to 2031.

*Question:* Why are the life-cycle costs higher? Have the Mohawk funds been factored into the analysis?

*Answer:* The analysis for Milton is more detailed – so it is more explicit and complete. Implications for taxes are the same. The Mohawk funds were factored into the analysis.

*Question:* Are we going to hear what people are saying at the Open Houses in the other municipalities?

*Answer:* Comments from all public meetings will be released for public viewing, but not before the entire series of eight Open Houses is complete.

*Question:* There are lots of deficiencies so it's hard to talk about improvements when it's not really working now.

*Answer:* There are many transportation initiatives coming from the Province and the Federal government. Halton is on the steering committees for both the Mid-Peninsula and the GTA West Corridor studies as both these initiative have terminuses in Halton.

*Question:* Are you going to stand up and demand 10 lanes on the 401?

*Answer:* That will be determined through the Environmental Assessment process.

*Question:* The Finance Minister said our debt is huge. How can we move ahead when we don't know what our debt servicing is going to be? How do we know that more people are going to improve the capital funding issues?

*Answer:* The Region has a capital program that ends in the year 2021. The Fiscal Affordability Analysis looks at the costs of growth from 2021

to 2031 at a high level. We have reasonable estimates for capital expenditures, but debt loading is time-based and we simply do not have that information.

*Question:* Why are Regional Roads being downloaded to the local municipalities?

*Answer:* Road improvements are paid for by Development Charges. Since Development Charges are collected by the Region and the Local Municipalities, they are paid by the same person regardless of who collects them. It does not matter if Regional roads are downloaded to Local Municipalities, as ultimately they will be paid for in the same fashion.

*Question:* Is the Region cross-referencing Wellhead Protection Zones with quarries?

*Answer:* Wellhead Protection Zones are currently in the body of the Plan; they used to be in the appendix. Source Protection Plans will be released by the Province in 2012 and we will have to conform to them just like we have to conform to the Greenbelt Plan.

*Question:* Pumping sewage around Glen Williams is going to pollute the streams.

*Answer:* The latest technology will be used for sewage treatment plants.

*Question:* So are you going to enhance your plants so that bacteria do not infect our drinking water? I'm concerned because I heard something about that on CBC.

*Answer:* The Environmental Assessment and the Master Plan will determine what is actually done. This Fiscal Affordability Analysis does not deal with that.

*Question:* What about rural wells and the impact development has on them?

*Answer:* Any time development happens, the impacts on wells are studied.

*Question:* I live near the power plant, where the aquifer was punctured. We did not have support. I've been fighting, but it's hard because I'm in Milton and the puncture happened in Halton Hills.

*Answer:* Thanks for your comment. We recognise there are on-going water issues in Georgetown.

*Question:* Has anyone calculated the cost associated with the Natural Heritage System?

*Answer:* We have not calculated the true cost to extend infrastructure around certain features of the NHS. However, planning has come a long way with regard to protecting natural features. We've gone

from protecting features to protecting entire systems. There are some lands that we will not cross.

*Question:* What about good farmlands?

*Answer:* Good farmlands form a protective buffer around features – they are an important part of the feature. If you surround a feature with development, it will die.

*Question:* Shouldn't there be some flexibility in the Plan? There are some things that just aren't that significant.

*Answer:* There is flexibility. The sub-watershed study that must be done as part of an Area-Specific Plan will investigate the functions and features of the Natural Heritage System in an area, and will determine which areas could be developed.

*Question:* Can you address the issue in the rural area where smaller lots are completely surrounded by farmland?

*Answer:* Lands outside key features are business-as-usual for agriculture. Non-agricultural uses are governed by different policies.

*Question:* As a taxpayer, I would want to know how much tax I have to pay so I will know if I can afford it or not.

*Answer:* Everything we've done is inflation adjusted.

***Open House #6 - Wednesday, November 4, 2009***

***Notre Dame Catholic Secondary School, 2333 Headon Forest Drive, Burlington***

*Question:* Map 1 has the Natural Heritage System (NHS) on it. Is it final? Are changes being considered?

*Answer:* The Plan is out for consultation and we're getting lots of comments on the NHS and how it should be shown. We're considering them all. We've also consulted with the Region's Advisory Committees and are meeting with interested parties.

*Question:* When will the final version be shown?

*Answer:* On December 2, 2009.

*Question:* What about the public's comments and staff's responses – is that a living document? For me it's educational – I just want to hear what people have to say.

*Answer:* It is called the Response Document. We will have it out about a week after November 12<sup>th</sup>, around November 19<sup>th</sup>. There will be a report that accompanies the Response Document. Both

documents will be released at the same time and will go to Planning and Public Works Committee on December 2, 2009.

*Question:* You mentioned tax increases. I am concerned about increased taxes on agricultural lands. If they go up the same way that urban taxes do, we'll have serious issues. With the NHS, there are going to be impacts to agriculture. With Greenlands, you have different protection for different features. I want to see that in the NHS. Taxation and restrictions could put an end to agriculture in Halton. I am not happy with Class 1 soil being considered NHS. Greenlands A and B work great. Leave it as it is.

*Answer:* Rural taxes will probably follow urban taxes in that they aren't going to increase very much except in Milton, which is fairly inevitable. In the face of that circumstance, there could be a policy that differentiates rural and urban taxes. The issue of compensation for the NHS was mentioned at Agricultural-NHS Workshop on October 27, 2009. The NHS does include Class 1 soil, but it is business as usual for farms in the linkages and buffers. We are considering ways to better represent agriculture on Map 1. Agriculture and NHS are equal. Now, Map 1 looks mostly green. We are receiving comments from several agencies on this. We don't see agriculture and NHS as competing land uses. We see them as complementary, and we have to find the balance in the policies and the maps.

*Question:* How does the Region respond to the charge that they are overburdening farmers?

*Answer:* The Region is committed to helping farmers through the Environmental Impact Assessment process. We are also allowing "normal farm practices" as a permitted use, so farmers are not locked in time.

*Question:* Is there something that tells us whether lands are suitable for agriculture?

*Answer:* We hired an expert from Planscape to advise us on the soils and to advise us on agriculture.

*Question:* Did you use the same consultant for the NHS?

*Answer:* No – we used Planscape for agriculture and North-South Environmental for the NHS. They both independently said that agriculture and the NHS complement each other, but it was out of their scope of work to determine how to balance them – that's our job.

*Question:* The Halton Agriculture Advisory Committee was supposed to have a Planner critique the agricultural policies

*Answer:* The Mayor of Oakville (Mayor Burton) told HAAC that if they could present an alternative we would consider it. The Region received a report from the Halton Federation of Agriculture on October 30, 2009.

*Question:* Can we see the report?

*Answer:* It will be part of the Response Document.

*Question:* Can you give us an overview of the new aggregate policies?

*Answer:* Aggregate operations are studied before extraction takes place, but not during or after it. We want to study everything so we have empirical knowledge. The empirical knowledge that we gain would enable us to develop a pre-consultation manual, which will help us assess new quarry applications.

*Question:* How do the producers feel about the aggregate policies?

*Answer:* They don't like it. They see this as a hindrance, but we don't. Until we get a framework from the Province, we are going to push this issue. We are also asking the Province to give us more power with regard to monitoring site plans, addressing complaints about operations as we feel this should be handled by the Region or the Conservation Authorities instead of the Ministry of Natural Resources, and we are asking the Province to set up a fund that will pay for defaults on rehabilitation plans.

*Question:* It's a Catch-22 situation. We need aggregates, but being near one is not very nice.

*Answer:* We could be recycling, or using tires in our aggregates. Monitoring is really important because it will take the mystery out of predicting impacts.

*Question:* What about processing facilities?

*Answer:* We don't want operators hauling aggregate from where it's extracted to another quarry for processing.

*Question:* But what about recycling?

*Answer:* You could have the recycling facilities located in an active quarry, because you need to mix recycled aggregate with virgin aggregate. The Province considers aggregate extraction to be an interim land use. However, most quarries operate for around 100 years or so, and that's a really long time.

*Question:* How involved is the Region going to get in monitoring?

*Answer:* It's difficult to get the Ministry of Natural Resources to respond to a complaint, and the industry is currently self-monitoring. We are requesting the Province to give us the authority to monitor



complaints. Monitoring is best done off-site, so the impacts would be known. The Aggregate Resources Act gives exclusivity to operators inside the licensed area. We would like to know how the resource is being used, and if the operators are using the haul routes they identified in their application.

*Question:* But shouldn't you do your research before you move into a neighbourhood that's near a quarry?

*Answer:* Most people do, but things do change, and that can be interpreted as unfair. Even people who knowingly move into a neighbourhood where extraction is taking place can complain if the impacts are too severe. Most quarries progressively rehabilitate, so you can see the next area that is going to be extracted.

*Question:* And there are resources all over the map. How many quarries are there?

*Answer:* About six.

*Question:* And how much aggregate is left for extraction at those quarries?

*Answer:* We don't know – that's proprietary information.

*Question:* So then you really don't have any idea when you move in?

*Answer:* Not entirely, no. There are lots of applications in the Greater Toronto Area and Hamilton (GTAH), including resources located in the Escarpment. There is a concentration of quarries here because we are close to market. Basically, we want to get better informed.

*Question:* There are a lot of uses that are prohibited in employment areas. In Oakville there are several private schools located in employment areas, and they want to expand. Private schools are not planned for in new neighbourhoods, and they attract students from a broad area, so they need land.

*Answer:* The whole shift from the Province is about walking to services – including walking to schools. Using employment lands for schools and churches and other community infrastructure is not appropriate. Private schools should go in residential areas. Are we going to continue to drive our kids everywhere? There are lots of undeveloped areas in Halton. The private schools need to work with the development industry to resolve this issue.

*Question:* But private schools don't draw from local communities. And the new lands are scheduled to be developed after 2021. That is a long way away. Private schools are a growing industry.

*Answer:* Duly noted.

*Question:* I thought agricultural lands were treated differently from urban lands with regard to taxes?

*Answer:* It's proportionate. According to Municipal Property Assessment Corporation, the farm building cluster is urban, but the rest is set by local councils.

*Question:* If we want to protect agricultural land, we should create favourable economic conditions.

*Answer:* We heard that at our workshop on October 27, 2009.

*Question:* I don't think horse farms should fall into this category – you should be producing food to qualify for discounts.

*Answer:* Farms are taxed at one-fifth the rate of urban properties.

*Question:* So would the increase be the same?

*Answer:* We would have to use tax policies and see what we get. Of course, if you change one thing, everything else changes. Regarding horse farms, the definition of animal husbandry doesn't differentiate between horses and other livestock. There are a wide variety of farming practices in Halton. Some farmers grow premium hay and export it around the world and that is still agriculture.

### ***Open House #7 - Thursday, November 5, 2009***

#### ***Holy Trinity Catholic Secondary School, 2420 Sixth Line, Oakville***

*Question:* Can you tell us, compared to today, how many cars and trucks will be on the roads in 2031?

*Answer:* We have an objective for a 20% modal split in favour of transit. The number of cars will still increase by about 20% - 25%.

*Question:* Does that include people just passing through Halton as well?

*Answer:* It is based on work by the Province and Metrolinx. About 75% of trips to Toronto from Halton are already made by public transit (GO Transit). This is was the subject of discussions at the Inter-Municipal Liaison Committee (IMLC). The presentation is available on the Region's website.

*Question:* Does the \$9 billion figure go to 2021 or 2031? And what about the \$2 billion that we are spending?

*Answer:* I think those are Fairness for Halton figures – a lot of those charges are not municipal. And, we're not getting funding for hospitals anymore.

*Question:* How much of the \$9 billion does the Region have to pay for?

*Answer:* That's in the appendix of the Fiscal Affordability Analysis – there is a breakdown for Regional figures and Local Municipal figures.

*Question:* Can you explain what Milton Council decided to do regarding prime agricultural lands and the Natural Heritage System, and the impact that will have on ROPA 38?

*Answer:* Milton wants to see prime agricultural land above the brow that is currently shown on Map 1E. They did not request any changes to the policies.

*Question:* So there won't be any changes at the OMB?

*Answer:* The policies explain how it works, and the map helps to implement it. Milton liked the policies, and they just wanted to represent them differently. Above the Brow, the Greenbelt Plan applies. We can protect that land through Greenbelt policies. It would be different if they wanted changes to areas that weren't covered by the Greenbelt Plan (below the Brow).

*Question:* That's a concern, because what happens if the Greenbelt Plan changes?

*Answer:* If the Greenbelt Plan changes, we will have to conform to it. The policies in our Plan would stay the same until we conformed to it.

*Question:* Why would you do what Milton is suggesting?

*Answer:* Some people think that the NHS and agriculture are not balanced on the map.

*Question:* So it's a political decision, then?

*Answer:* The policy construct is solid. On the maps, we included the Greenbelt NHS, and our NHS as well.

*Question:* If I were an aggregate producer, I would want aggregate resources on there as well.

*Answer:* They are there. Mineral Aggregate Resources Areas are shown on Map 1, and the locations of Identified Mineral Resources are shown on Map 1F.

*Question:* What about Nelson's application?

*Answer:* Their existing quarry is part of the Mineral Resource Extraction Area. With regard to agriculture and the NHS, agriculture is a permitted use in the NHS and it is business as usual outside the key features.

*Question:* But it is represented on Map 1E. So, you should show the NHS everywhere.

*Answer:* Yes, but we never said that the NHS and aggregates could co-exist, so it is not the same as other uses. The NHS and agriculture have a special relationship – they can co-exist, but other uses cannot. That is why mapping agriculture and the NHS to show their co-existence is difficult.

*Question:* Well then we should show agriculture in the urban areas too.

*Answer:* But Oakville's plan doesn't allow it.

*Question:* But if we show agriculture in the urban area, people will see where the agriculture went, and how much we are using to accommodate growth.

*Answer:* We know how much land we need to accommodate growth from the studies, so we have labelled that Urban. If we were following traditional development patterns, we would be using twice as much land.

*Question:* Regarding the modal split – we are at 4% overall now, and we are supposed to be at 15% by 2021. How are we going to reach the targets?

*Answer:* The modal split will increase when the built-form changes.

*Question:* What kinds of uses will be permitted in the no-touch zone of the NHS?

*Answer:* Passive recreation and infrastructure to serve development in Milton and Halton Hills. The policies direct non-essential infrastructure to places outside of the NHS.

*Question:* Is there anywhere where infrastructure is not allowed?

*Answer:* No – the Plan doesn't go that far.

*Question:* I do not think that there should be infrastructure in the NHS. Can I put that in as a comment?

*Answer:* Yes. Part of the trade-off with having a natural heritage system is that there may be places where infrastructure crosses natural areas.

*Question:* Are you putting wastewater management in the no-touch areas?

*Answer:* Pipes for sewers will go through, but storm-water management ponds will not be permitted.

*Question:* The report says that detailed intensification has not been considered. How detailed were the data used in the study?

*Answer:* We do not have a map of intensification sites yet. Detailed intensification analyses will be considered through the Master Plan process. There is an appendix that looks at intensification from

2015 to 2021. In this scenario, the 2021 population and employment is different from what we have in the official Best Planning Estimates.

*Question:* Will you have the detailed intensification information for the Financial Plan stage?

*Answer:* Yes.

*Question:* Will you consider providing free public transit to achieve the modal split?

*Answer:* There are a whole range of incentives that we will consider. Local Councils and the Province would ultimately have to make that decision. Fare boxes fund a significant portion of transit – providing free transit is one way to get ridership up, but we don't know if this is affordable.

*Question:* Do you think it would help if transit services were planned as a loop throughout Halton?

*Answer:* There is definitely a service gap in Halton regarding transit – particularly north-south routes. The routes are ultimately decided by the transit companies, in consultation with the public.

*Question:* What does the term “revenue neutral” mean?

*Answer:* It means that there is very little change in the amount of taxes residents can expect to pay.

*Question:* So if you were in Oakville, you wouldn't expect your water bill to go up 10% to pay for growth?

*Answer:* Not from 2021 to 2031, according to the Fiscal Affordability Analysis. It might go up between now and 2021.

*Question:* So are we paying for it now?

*Answer:* The Fiscal Affordability Analysis only addresses costs associated with growth from 2021 to 2031.

*Question:* Are there increases up to 2021 but not after that? Was this type of financial planning not done properly the last time?

*Answer:* It is more of a life-cycle issue. You reach the limit of the infrastructure you built the last time. Some costs may have been deferred, meaning that the developers should have paid for them but they did not. Eventually, you reach a tipping point – essentially a bump in the payment curve. Right now, the payment curve is straighter. Increases to water bills in Oakville are due to the replacement of old water mains and local improvement projects to prevent flooding. Some are also related to change in standards. The increases are not growth related – they are related to

improving infrastructure that benefits residents directly. Growth should pay for itself – existing residents shouldn't pay for growth – Halton Council has taken a very firm position on this.

*Question:* To what extent is this Plan designed to help low income people who want to live here? Is the political will there?

*Answer:* In June, ROPA 37 was approved by Regional Council. ROPA 37 met all of the targets in the Provincial Growth Plan. Changes to the built form that result in more compact development, and less single family home development, as espoused in the Provincial Growth Plan will likely make housing more affordable. In ROPA 38, we have two targets that should improve housing affordability – one that states that at least 50% of all development must be medium or high density, and one that states that at least 30% of all development must be affordable housing. Council endorsed this in the Directions Report.

*Question:* What about the definition of affordable housing?

*Answer:* The Region looks at many different factors, such as income and house sales. A definition can be found in the Plan. A description of the model can be found in the Region's Comprehensive Housing Strategy.

*Question:* I have a credibility problem – I don't see it being built. Until I see it, I find it hard to believe things will change. I understand the definition to be related to ownership, but some people will not be able to afford that. I won't believe the statements until I see it. Halton is shutting people out. Halton had a golden opportunity to implement transit seven years ago, but they didn't do it. What about people who don't have a car? This looks like more of the same to me.

*Answer:* We are trying to implement policies that will change the status quo.

*Question:* But where's the political will?

*Answer:* I think it's there. We'll see if Regional Council shows it's support for the values in the Plan when ROPA 38 is up for adoption on December 16<sup>th</sup>. Up until 2005, municipalities grew out, not up. When you gobble up land like that, you create issues relating to affordability and transit that you mentioned. I think we are in a time of change. Politicians simply can't object to the Provincial Growth Plan.

*Question:* But people will object.

*Answer:* There are people who say demand will be for ground-related housing, but I think people will buy what's available. There is a lot of demand for housing types that are not supplied.

*Question:* If a municipality wanted to grow the Greenbelt, could they? Could they turn urban land into part of the Greenbelt?

*Answer:* I would be surprised to see that happen – the new lands have to go through a secondary plan process. On the other hand, the Greenbelt cannot get smaller.

*Question:* But it can get bigger, and it can shift from one place to another, can't it?

*Answer:* Yes, but the Province and the municipal governments would have to agree to it. I often use the Niagara Escarpment Plan for reference – it hasn't gotten smaller. I think the same thing will happen with the Oak Ridges Moraine Conservation Plan. There's a big outcry to get it established, and the government is not going to walk away from all of the hard work that they have invested. There might be harmonization processes to provide more certainty to the planning process. I see the possibility of boundaries shifting within the Greenbelt Plan, but no changes to the outer boundary to make it smaller. The Niagara Escarpment Plan has survived and thrived, and property values went up. The benefits are proving themselves.

*Question:* What about the Parkway Belt West Plan?

*Answer:* That was an infrastructure corridor, not a plan to preserve nature.

*Question:* The Parkway Belt West Plan did preserve nature.

*Answer:* The Open Space component did, that's true. The Province was supposed to buy those lands, too, but they never did, and those lands are still protected. The uses in the Complementary Areas have changed. Provincial Plans have staying power, even when governments change.

*Question:* I think Map 1 is extremely important – it's the first thing that Ontario Municipal Board adjudicators look at.

*Answer:* That's true, and maps have become more complex since 2001. We can't get away with just one map anymore.

*Question:* What will the Province do if a municipality sends in a Plan that is not in conformity?

*Answer:* The Province won't approve it.

*Question:* It's fine to say that Official Plans are getting more complex, but that just leaves it vulnerable to errors.

*Answer:* It has become more complex due to litigation.

*Question:* How flexible is the Plan after it's approved? What about funding? What if something better comes along?

*Answer:* We have to review the Plan every 5 years, and there is a lot of annual monitoring that Council will review. We also have guidelines. The Official Plan is a living document – we constantly review which parts of it are working and which parts are not, which makes it more defensible.

***Open House #8 - Tuesday, November 10, 2009  
Christ the King Catholic Secondary School, 161 Guelph Street, Halton Hills***

*Question:* I am offended by the first presentation. I've been farming in Halton since before Halton existed as a municipality and now I am told that agriculture will be "allowed" to continue. Agriculture should be the primary use.

*Answer:* The Region supports that comment. It's not about "allowing" agriculture to continue. Agriculture has been and would continue to be a permitted use.

*Question:* We have been told that the Natural Heritage System is identified so that developers will know they can't build there. The rural designation says that development could occur at some future time, instead of being ruled out completely as is the case with the NHS. We want the NHS in the northern areas to stay agriculture – if it comes down to an Ontario Municipal Board hearing, the case law on rural designations is there and is well understood. The NHS is brand new, so we don't know what the courts will do to us.

*Answer:* The NHS is not about no development areas. It is about creating functional natural systems. Traditionally, this has been done on a features basis. The scientists say we should use a system. We have heard we should represent it differently, and we are considering all comments. We have heard it is the map, not the policies, that are contentious. And planning decisions are made at the Ontario Municipal Board, not the courts, so case law would not factor into it.

*Question:* There's nothing here that needs to be done through primary zoning. Have you factored peak oil into the Fiscal Affordability Analysis? I see peak oil in your transit plan. What about the recession? There was a study by TD Bank that said we are not going to grow. Can you continue to provide us with Regional services and still fund everything? I have difficulty with a 2.5% tax increase in Nassagaweya where no growth is happening. There is no distinction between urban and rural taxation. To a farmer who is facing higher taxes and more restrictions, this just is not right.

*Answer:* The fiscal analysis was completed using a 2009 base, so the recession was upon us. You can expect a recession every 5 – 10



years. Oil prices rise and fall – it's anyone's guess where they land 15 years from now. I wouldn't expect to see anything different than that. Regional spending for services will increase in real terms – faster than per capita increases, and we should be able to accommodate that. I am not sure what the Region would be able to do about local municipal tax rates.

*Question:* Are you going to build greenfield development before intensification?

*Answer:* They are intrinsically linked – there are targets for both of them.

*Question:* There is information about the NHS, but I haven't seen anything on energy use or alternative energies. There is nothing on right to solar power or right to wind power, or even right to sunlight.

*Answer:* Some of those issues are handled by the Local Municipalities, such as the right to sunlight. There are some permissions in the Plan, and we will look into it.

*Question:* Mountainview should be expanded to 4 lands. We were not covered properly by the Local Papers. The problem with arterial roads was not mentioned either. I mentioned debt coverage last time, and Cam Watson's answer was like Teflon – there was no flexibility. Lots of other things weren't covered in the newspapers either. I've refused to talk to the local papers because of that. People have to search for the story. The headlines don't pull people in.

*Facilitator:* Are you aware that the Region has no control over the information that is published in the newspaper?

*Commenter:* Yes. I'm just giving you some feedback. I just found out about the public meeting for the Mid-Peninsula Transportation Corridor. It's hard to comment because we don't understand the impacts. We know there might be an artesian well under the 10<sup>th</sup> Line Fire Hall that might be connected with the Cedarvale Well. Is there enough water in the artesian well for 20,000 people? I'm just trying to point out some concerns we have.

*Answer:* The Region is not conducting the Mid-Peninsula Transportation Corridor Study – the Province is. There are going to be public meetings for this study, as well as the GTA West Transportation Corridor Study. I appreciate your frustration regarding the local papers – we try to get our messages out, but in the end they print what they want. Regarding the artesian well, we're undertaking a Water and Wastewater Master Plan which includes looking for water sources. Some will say that we can conserve water, use alternative sources and not require lake-based water, but others disagree. Regarding debt – we will know more about debt load when we know more about phasing.

*Question:* I think there is some confusion regarding what you can do in the NHS. We should look at what will happen if we run out of oil. Maybe we should look at alternate scenarios. Keep pushing the aggregate policies forward – the aggregate producers are the number one producers of carbon dioxide. The Conservation Authorities should be more involved and they should not be an afterthought. How is the increase to the modal split measured? I would like to see a more detailed plan for infrastructure. POWER thinks that the cost of the pipe makes it not a viable solution.

*Answer:* The 20% modal split target refers to 780,000 residents we expect in 2031. It is a significant increase. As part of the master plan process, we'll consider when the Urban Areas of Halton will be developed, which areas will be developed first and how these areas will be serviced. We will be looking at alternatives through this process. Then we will determine how we are going to pay for it - that's the financing plan. One of the things we need is detailed forecasts by traffic zone – we are currently refining these.

*Question:* So what has been presented isn't solid?

*Answer:* It's solid, but we are going to get more and more detailed as the process moves forward.

*Question:* You see a lot of land around Georgetown where crops are grown on lands owned by developers. This seems unreal. If a block of land is owned by corporations that want to develop it, it's hard to do anything but what the owner wants. Do you track ownership? How does that affect the process?

*Answer:* Land speculation is controlled through our structure – areas outside the Urban Area would not be built before 2031. We can track owners, but there is a lot of land owned by numbered Ontario Limited companies and there is no way of knowing if these are farmers or developers. We do track land that is actively farmed, that's part of tracking the viability of agriculture. There are also people who buy land for reasons other than developing it, and they rent the land to farmers.

*Question:* It seems like you would want transparency regarding the numbered Ontario Limited companies.

*Answer:* It would be helpful.

*Question:* The Fiscal Affordability Analysis report says that high Development Charges might restrict development. As a developer, how will that affect the housing affordability target?

*Answer:* At the Regional level, Development Charges might go down. They might go up at the Local Municipal level.

*Question:* But you said that the Region's Development Charges would go on the Local Municipalities, and that there would be no net gain in Development Charges.

*Answer:* They will go up in some places but not in others.

*Question:* I am impressed with the level of detail tonight. Since the Region is governed by the Province and the Federal government, how much implementing power do you have? How do you know how many people you're going to accommodate?

*Answer:* The 780,000 population figure was given to us by the Province. They also gave us the intensification and density targets. We have to conform to them. It is up to us and the Local Municipalities to decide how that happens on the ground. The provincial population targets for the Greater Golden Horseshoe are tied to Federal immigration policy.

*Question:* You say we're getting 20,000 people in Georgetown by 2031 – isn't the pipe coming? It's common sense that we don't have wells. There's no room on GO Transit for parking. When you built Georgetown South, there were no services. Now there are no roads for the residents to get out. Straighten out the mess before you add another 20,000 people.

*Answer:* The additional 20,000 people will not be added to Georgetown until 2021 to 2031. We are currently looking for water for existing development. The big pipe is one option among a few that will be explored. There has to be a suitable financial plan as well. We decided to add 20,000 people to Georgetown in June, and now we have to figure out how we are going to do it. We used to plan communities without community infrastructure, now we are including community infrastructure in the planning process.

*Question:* We pay taxes to hire the best people – how come we are in this mess?

*Answer:* Things have changed a lot in the past 20 years. The prevailing attitude used to be "any development is good development".

*Question:* What does "below the Brow" mean?

*Answer:* It is the area south and east of the Niagara Escarpment to Lake Ontario.

*Question:* Looking at Map 1, there is all that free land between Milton and Oakville / Burlington. I don't think that will last. North of Milton is more protected. The Region should think about maintaining natural lands north of the 401.

*Answer:* Just to clarify, there is some land south of Milton that is part of the Greenbelt Plan – we are obligated to protect it.

*Question:* What happens if you don't get the population you expected?

*Answer:* It's just a plan. Development pays for itself, so if there is interest, pipes will go in the ground. I anticipate steady population growth, mostly due to immigration.

*Question:* Are we going to have public transit?

*Answer:* Yes.

*Question:* Is there going to be a 400-series highway on the Halton-Peel border? Isn't that going to change Halton?

*Answer:* The Province is undertaking several initiatives to address transportation concerns. The majority of population and employment growth allocated to municipalities through the Provincial Growth Plan is going to York and Peel. In addition to the corridor you mentioned, there will also be the GTA West Transportation Corridor and the Mid-Peninsula Transportation Corridor.

#### **4.4 Agriculture – Natural Heritage System Workshop**

On October 27, 2009, the Region hosted an Agriculture – Natural Heritage System (NHS) workshop. It was held at the Country Heritage Park, 8560 Tremaine Road in Milton, from 2pm to 5pm. The purpose of the workshop was to discuss issues, questions, and concerns related to Agriculture and the Natural Heritage System. The workshop was facilitated by Glenn Pothier.

Ron Glenn, Director of Planning Services and Chief Planning Official made a presentation on the relationship between Agriculture and the NHS, as contained in Proposed ROPA 38. This was followed by the preparation of a participant topic list, noted in Table 3.

**Table 3. Agriculture – NHS Discussion Topic List**

<b>Topics (listed in order as recorded on the flip-chart pages)</b>	<b>Approximate number of participants identifying the topic as one of key interest</b>
Property rights	25
Bureaucracy/Additional approval levels or steps	9
NHS boundaries (either too much NHS or not enough)	35

<b>Topics (listed in order as recorded on the flip-chart pages)</b>	<b>Approximate number of participants identifying the topic as one of key interest</b>
Permitted uses	15
Feasibility of having an NHS overlay (versus a map)	10
Sustainable agriculture	15-20
Effects on the tree-cutting By-law	7
Environmental impact assessments in an agricultural context	10
Cost-Benefit analysis of NHS linkages	8
Definition of 'development' within the NHS (and definitions of a range of other terms)	25
Environmental goods and services (and their relationship to/impact on the NHS)	6
Cluster homes and their relationship to agriculture	5
Compensation and taxation as related to the NHS	15
The NHS and intensification (relationship between the two and potential gains in intensification)	2
Financial and market pressures on farmers to use more land	10
Designation of agricultural land as a primary use	15
Natural capital value of the NHS and recognition as infrastructure	12
Agricultural non-conformity within the NHS designation	10

Attendees were then invited to discuss the topics that most interested them in small groups, with Regional staff moderating and recording discussions. After the small group discussions, the workshop returned to plenary to present the main points raised by each group.

Notes summarising the discussion from all groups are contained are found below. The exercise was not intended to achieve consensus.

- The NHS should be an overlay designation on Map 1.
- Strengthening agriculture should be a goal of the NHS.
- Farmers should be compensated for providing environmental stewardship.
- There needs to be strong communication to the public that the NHS is not a park.
- If you tell people that they can't cut down a woodlot that they planted 20 years ago, they will not be as willing to plant trees in the future – this creates a barrier to sound environmental stewardship.

- Showing linkages on maps makes some people uneasy because even if all existing uses are allowed to continue at this point, there is no guarantee that restrictions won't get tougher in the future.
- The Official Plan is reviewed every five years, but most agricultural operations are planned on a generational basis. There doesn't seem to be any certainty for farmers when the rules change so often.
- Any policies for protecting the NHS should go hand in hand with a financing plan for compensation.
- The NHS should be a constraint to development above the Escarpment Brow.
- The maps shouldn't show an NHS designation in places where there are already homes.
- Some farmers would prefer that Halton buy the land designated as NHS from them.
- Stringent policies against commercial businesses in the agricultural area make it hard to run family businesses that can be essential to farmer's incomes.
- Farmers could be financially compensated by funds that are collected through down-zoning applications.
- Planners should use less jargon and provide more clarity and quantified definitions.
- Farms are part of the food system – we need to connect the dots between food growing, processing and consuming.
- The Region should champion the need for [farmers] compensation to the Provincial level.
- Designating land as NHS could have negative tax implications if the Municipal Property Assessment Corporation applies its non-farm tax rates to these areas.
- There are some U.S. States that allow farmers to buy and sell development rights.
- There is a global movement towards recognizing the value in environmental land and farm land.

#### **4.5. Regional Advisory Committees**

Letters were sent to each Regional Advisory Committees informing them about Proposed ROPA 38 and offering presentations from Regional staff. Regional staff met with several Regional Advisory Committees in October and November 2009. These consultations involved presentations on ROPA 38 which were tailored to the interests of each advisory committee, followed by a question and answer session. Table 3 lists the advisory committees which requested presentations on Proposed ROPA 38.

**Table 4. Proposed ROPA 38 Consultation: Regional Advisory Committees**

<b>Date</b>	<b>Regional Advisory Committee</b>
September 29, 2009	Halton Agricultural Advisory Committee – Sub-Committee
October 6, 2009	Joint Meeting – Halton Agricultural Advisory Committee and Ecological and Environmental Advisory Committee
October 21, 2009	Halton Housing Advisory Committee
October 22, 2009	Ecological and Environmental Advisory Committee
October 23, 2009	Halton Developers’ Liaison Committee
October 26, 2009	Halton Accessibility Advisory Committee
November 2, 2009	Skyway Citizen Advisory Committee
November 3, 2009	Mid-Halton Citizen Advisory Committee
November 10, 2009	Elder Services Advisory Committee
November 11, 2009	Halton Agricultural Advisory Committee – Sub-Committee
November 11, 2009	Ecological and Environmental Advisory Committee
November 12, 2009	Halton Tourism Advisory Committee

## 5. Consultation Initiated with First Nations

Halton Region initiated consultation with First Nations on ROPA 38. In August, letters signed by Ron Glenn were sent to twelve First Nations Chiefs advising them of ROPA 38 in general, the September 30, 2009 Statutory Public Meeting, and the October Open Houses. Table 3 identifies the names of individuals and First Nations contacted.

**Table 5. First Nations Contacted for Proposed ROPA 38**

<b>Contact Name &amp; First Nation</b>	<b>Address</b>
Chief James (Jim Bob) Marsden Alderville First Nation	P.O. Box 46 Roseneath, ON K0K 2X0
Chief Keith Knott Curve Lake First Nation (Mississaugas of Mud Lake)	22 Winookeeda Road Curve Lake, ON K0L 1R0
Chief Laurie Carr Hiawatha First Nation (Mississaugas of	123 Paudash Street RR#2

<b>Contact Name &amp; First Nation</b>	<b>Address</b>
Rice Lake)	Keene, ON K0L 2G0
Chief Tracy Gauthier Mississaugas of Scugog Island First Nation	22521 Island Road Port Perry, ON L9L 1B6
Chief Bryan La Forme Correspondence to Ms. Margaret Sault  Mississaugas of the New Credit First Nation	RR #6 2789 Mississauga Rd Hagersville, ON N0A 1H0
Chief R. Donald Maracle The Mohawks of the Bay of Quinte (Tyendinaga) First Nation	Box 98 48B Bayshore Rd Tyendinaga Mohawk Territory, ON K0K 1X0
Chief Joel Abram Oneida Nation of the Thames	2212 Elm Avenue Southwold, ON N0L 2G0
Sub-Chief Leroy Hill Six Nations Haudenosaunee Confederacy Council	RR #2 Ohsweken, ON N0A 1M0
Chief William Montur Six Nations of the Grand River	P.O. Box 5000 Ohsweken, ON N0A 1M0
Grand Chief Thompson Dooley Mohawks of Akwesasne First Nation	Mohawk Council of Akwesasne PO Box 579 Cornwall, ON K6H 5T3
Chief Blaine Commandant Wahta Mohawks First Nation	Wahta Mohawk Territory Box 260 Bala, ON P0C 1A0

On October 21, 2009, letters were sent advising First Nations Chiefs that Regional Council had released draft ROPA 38 for public consultation, and informed them of the November Open Houses, and the December 2, 2009 Statutory Public Meeting. A hard copy of draft ROPA 38 accompanied the letter. Follow-up phone calls and emails were sent to remind the First Nations Chiefs of the ROPA 38 commenting deadline for written submissions. In all of the above situations, the Region contacted Chiefs using the contact information provided by the Province.





# The Regional Municipality of Halton [www.halton.ca](http://www.halton.ca)

## NOTICE OF PUBLIC MEETINGS AND OPEN HOUSES

(Under Sections 17 and 26 of the Planning Act)

### PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT NO. 38 “AN AMENDMENT TO INCORPORATE THE RESULTS OF SUSTAINABLE HALTON AND A COMPREHENSIVE REVIEW OF THE REGIONAL OFFICIAL PLAN” APPLICANT: HALTON REGION

The Council of the Regional Municipality of Halton, through its Planning and Public Works Committee, is holding two Special Meetings for the public on the Halton Regional Official Plan Review.

The first meeting will provide the public with an opportunity to discuss revisions that may be required for the Halton Region Official Plan, 2006 as part of the Region's statutory five-year review of that Plan, pursuant to Section 26 of the Planning Act.

The Sustainable Halton process and the proposed Regional Official Plan Amendment No. 38 are the primary parts of the Region's initiative to update and revise its Official Plan. Members of the public are invited to come to this public meeting to express their views on these proposed revisions and any other revisions that may be required for the current Regional Official Plan.

**Date: Wednesday September 30, 2009**

Time: 9:30 a.m.

Location: Halton Room, Halton Regional Centre, 1151 Bronte Road, Oakville

**To provide the public with information and materials on this Proposed Amendment No. 38, the following open houses or public information centres are being held, pursuant to Section 17 of the Planning Act.**

**Date: Wednesday, October 14, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: Milton Seniors' Activity Centre, 500 Child's Drive, Milton

**Date: Thursday, October 15, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: The Hall, Mold-Masters Sportsplex, 221 Guelph Street (Hwy #7), Halton Hills

**Date: Tuesday, October 20, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: St. Bernadette School, 1201 Heritage Way, Oakville

**Date: Wednesday, October 21, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: St. John School, 653 Brant Street, Burlington

The public is invited to provide written submissions on Proposed Regional Official Plan Amendment No. 38 on or before November 12, 2009. This submission deadline will permit Regional Council to deliberate the adoption of this Amendment on December 16, 2009.

A second public meeting will be held to provide the public with an opportunity to make representations with respect to the proposed amendments to the Halton Region Official Plan, 2006, as set out in proposed ROPA 38, pursuant to Section 17 of the Planning Act.

**Date: Wednesday, December 2, 2009**

Time: 9:30 a.m.

Location: Halton Room, Halton Regional Centre, 1151 Bronte Road, Oakville

**Purpose and Effect:** The proposed Amendment 38 would incorporate the results of the Sustainable Halton process and a comprehensive review of the current Halton Regional Official Plan. It is also intended to meet the statutory requirements of the five-year review of the Plan under Section 26 of the Planning Act. The implications of the proposed Regional Official Plan Amendment are region-wide. Following consideration by the Planning and Public Works Committee on December 2, 2009, a recommendation for the adoption of ROPA 38 will be presented to Regional Council on December 16, 2009.

**For More Information:** Contact **Perry Vagnini, Senior Planner at 905-825-6000, ext. 7987, or toll free at 1-866-442-5866** or by e-mail to **Perry.Vagnini@halton.ca** for information on meetings and proposed ROPA 38. All information may be viewed at the Office of the Regional Clerk between the hours of 8:30 a.m. and 4:30 p.m. weekdays, or by contacting Perry Vagnini, or by visiting the website **www.halton.ca**.

Those wishing to address the Planning and Public Works Committee at these public meetings above should contact the Regional Clerk's office at 905-825-6000, ext. 7200, before 4:30 p.m., on the day before each meeting, in order to be listed as a delegation in the agenda. Or, they may register with the Clerk prior to the public meeting.

**Note:** If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to the Regional Clerk at Halton Region, 1151 Bronte Road, Oakville, Ontario L6M 3L1.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Regional Municipality of Halton before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of The Regional Municipality of Halton to the Ontario Municipal Board.

If a person or public body does not make submissions at a public meeting or make written submissions to The Regional Municipality of Halton before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Dated at the Town of Oakville, August 4, 2009

Sue Lathan, Regional Clerk  
 The Regional Municipality of Halton

## NOTICE OF PUBLIC MEETINGS AND OPEN HOUSES

(Under Sections 17 and 26 of the Planning Act)

### **Proposed Regional Official Plan Amendment No. 38 (ROPA 38)** **“An Amendment to Incorporate the Results of Sustainable Halton and** **a Comprehensive Review of the Regional Official Plan”** **Applicant: Halton Region**

The Council of the Regional Municipality of Halton, through its Planning and Public Works Committee, is holding two Statutory Public Meetings on the Halton Regional Official Plan Review. The Sustainable Halton process and the proposed Regional Official Plan Amendment No. 38 are the primary parts of the Region’s initiative to update and revise its Official Plan.

The first statutory public meeting will be held to provide the public with an opportunity to discuss revisions that may be required for the Halton Region Official Plan, 2006 as part of the Region’s statutory five-year review of that Plan, pursuant to Section 26 of the Planning Act. Members of the public are invited to address the Planning and Public Works Committee at this Statutory Public Meeting to express their views on these proposed revisions and any other revisions that may be required for the current Regional Official Plan.

**Date: Wednesday September 30, 2009**

Time: 9:30 a.m.

Location: Council Chambers, Halton Regional Centre, 1151 Bronte Road, Oakville

The second Statutory Public Meeting will provide the public with an opportunity to make presentations to the Planning and Public Works Committee with respect to the proposed amendments to the Halton Region Official Plan, 2006, as set out in proposed ROPA 38, pursuant to Section 17 of the Planning Act.

**Date: Wednesday, December 2, 2009**

Time: 1:30 p.m.

Location: Council Chambers, Halton Regional Centre, 1151 Bronte Road, Oakville

Those wishing to address the Planning and Public Works Committee at the September and December Statutory Public Meetings above must register with the Regional Clerk’s office at 905-825-6000, ext. 7200, before 4:30 p.m., on the day before each meeting in order to be listed as a delegation at the meeting. Or, they may register with the Clerk prior to the Public Meeting.

To provide the public with information and materials on the proposed ROPA 38, the following Open Houses are being held in each of the Local Municipalities, pursuant to Section 17 of the Planning Act.

**Date: Wednesday, October 14, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: Milton Seniors’ Activity Centre, 500 Child’s Drive, Milton

**Date: Thursday, October 15, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: The Hall, Mold-Masters Sportsplex,  
221 Guelph Street (Hwy #7), Halton Hills

**Date: Tuesday, October 20, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: St. Bernadette School, 1201 Heritage Way, Oakville

**Date: Wednesday, October 21, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: St. John School, 653 Brant Street, Burlington

To ensure all comments are considered, the public is invited to provide written submissions on proposed ROPA 38 to Perry Vagnini on or before November 12, 2009. This submission will permit Regional Council to deliberate the adoption of this Amendment on December 16, 2009.

**Purpose and Effect:** Proposed ROPA 38 would incorporate the results of the Sustainable Halton process and a comprehensive review of the current Halton Regional Official Plan. It is also intended to meet the statutory requirements of the five-year review of the Plan under Section 26 of the Planning Act. The implications of the proposed Regional Official Plan Amendment are region-wide. Following consideration by the Planning and Public Works Committee on December 2, 2009, a recommendation for the adoption of ROPA 38 will be presented to Regional Council on December 16, 2009.

**For More Information on the Open Houses or to Provide Comments:** For questions regarding meetings or proposed ROPA 38, contact **Perry Vagnini, Senior Planner** at 905-825-6000, ext. 7987, or toll free at 1-866-442-5866 or by e-mail to **Perry.Vagnini@halton.ca**. To submit comments, send them in writing to Perry Vagnini, Senior Planner, Planning Services, 1151 Bronte Road, Oakville, Ontario L6M 4E1. All information may be viewed at the Office of the Regional Clerk between the hours of 8:30 a.m. and 4:30 p.m. weekdays, or by contacting Perry Vagnini, or by visiting the website **www.halton.ca**.

**Note:** If a person or public body does not make oral submissions at a public meeting or make written submissions to The Regional Municipality of Halton before the proposed Official Plan Amendment (ROPA 38) is adopted, the person or public body is not entitled to appeal the decision of the Council of The Regional Municipality of Halton to the Ontario Municipal Board.

If a person or public body does not make submissions at a public meeting or make written submissions to The Regional Municipality of Halton before the proposed Official Plan Amendment (ROPA 38) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to the Regional Clerk at Halton Region, 1151 Bronte Road, Oakville, Ontario L6M 3L1.

Dated at the Town of Oakville, September 18, 2009

Susan Lathan, Regional Clerk  
The Regional Municipality of Halton

## Clean and Safe Drinking Water in Halton

Clean and safe drinking water is vital to the health of Halton residents and the responsibility for providing it depends on whether you get your water from a municipality or a private well. Halton Region is responsible for protecting municipal drinking water through regular testing. However, residents who get their drinking water from their own private well are responsible for ensuring their well is maintained and the water is safe for drinking. It is recommended that residents on private wells test their water for bacteria at least three times a year. There is no charge for this service. To find out more information on municipal water, private well water testing, or to order free sample bottles, dial 311 or call 1-866-442-5866 or visit **www.halton.ca**.



Gary Carr  
Regional Chair

### Halton Regional Meeting Schedule

<b>Sept. 29</b>	<b>9:30 a.m.</b>	Health & Social Services Cte	Meetings can be viewed at <b>www.halton.ca</b>
<b>Sept. 30</b>	<b>9:30 a.m.</b>	Planning & Public Works Cte	
<b>Sept. 30</b>	<b>1:30 p.m.</b>	Administration & Finance Cte	



# The Regional Municipality of Halton [www.halton.ca](http://www.halton.ca)

## NOTICE OF OPEN HOUSES AND PUBLIC MEETING

(Under Sections 17 and 26 of the *Planning Act*)

### Proposed Regional Official Plan Amendment No. 38 (ROPA 38)

#### “An Amendment to Incorporate the Results of Sustainable Halton and a Comprehensive Review of the Regional Official Plan”

#### Applicant: Halton Region

The Council of the Regional Municipality of Halton, through its Planning and Public Works Committee, has scheduled two Statutory Public Meetings on the Halton Regional Official Plan Review. The Sustainable Halton process and the proposed Regional Official Plan Amendment No. 38 (ROPA 38) are the primary parts of the Region's initiative to update and revise its Official Plan.

The first statutory public meeting, which was held on Wednesday, September 30, 2009, provided the public with an opportunity to discuss revisions that may be required for the Halton Region Official Plan, 2006 as part of the Region's statutory five-year review of that Plan, pursuant to Section 26 of the *Planning Act*.

The second Statutory Public Meeting will be held to provide the public with an opportunity to make presentations to the Planning and Public Works Committee with respect to the proposed amendments to the Halton Region Official Plan, 2006, as set out in proposed ROPA 38, pursuant to Section 17 of the *Planning Act*.

**Date:** Wednesday, December 2, 2009

**Time:** 1:30 p.m.

**Location:** Council Chambers, Halton Regional Centre, 1151 Bronte Road, Oakville

Those wishing to address the Planning and Public Works Committee at this December Statutory Public Meeting should register with the Regional Clerk's office at 905-825-6000, ext. 7200, before 4:30 p.m., on the day before the meeting in order to be listed as a delegation at the meeting.

To provide the public with information and materials on the proposed ROPA 38, the following Open Houses are being held in each of the Local Municipalities, pursuant to Section 17 of the *Planning Act*.

**Date:** Wednesday, October 14, 2009

**Time:** 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

**Location:** Milton Seniors' Activity Centre, 500 Child's Drive, Milton

**Date:** Thursday, October 15, 2009

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**Purpose and Effect:** Proposed ROPA 38 would incorporate the results of the Sustainable Halton process and a comprehensive review of the current Halton Regional Official Plan. It is also intended to meet the statutory requirements of the five-year review of the Plan under Section 26 of the *Planning Act*. The implications of the proposed ROPA 38 are region-wide. Following consideration by the Planning and Public Works Committee on December 2, 2009, a recommendation for the adoption of ROPA 38 will be presented to Regional Council on December 16, 2009.

#### For More Information on the Open Houses or to Provide Comments:

For questions regarding meetings or proposed ROPA 38, contact Perry Vagnini, Senior Planner at 905-825-6000, ext. 7987, or toll free at 1-866-442-5866 or by email to [Perry.Vagnini@halton.ca](mailto:Perry.Vagnini@halton.ca). To submit comments, send them in writing to Perry Vagnini, Senior Planner, Planning Services, 1151 Bronte Road, Oakville, Ontario L6M 4E1. All information may be viewed at the Office of the Regional Clerk between the hours of 8:30 a.m. and 4:30 p.m. weekdays, or by contacting Perry Vagnini, or by visiting the website [www.halton.ca](http://www.halton.ca).

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If you wish to be notified of the adoption of the proposed ROPA 38, you must make a written request to the Regional Clerk at Halton Region, 1151 Bronte Road, Oakville, Ontario L6M 3L1.

Dated at the Town of Oakville, October 1, 2009

Susan Lathan, Regional Clerk  
The Regional Municipality of Halton

## NOTICE OF OPEN HOUSES AND PUBLIC MEETING

**(Under Section 17 of the *Planning Act*)**  
**Proposed Regional Official Plan Amendment No. 38 (ROPA 38)**

**"An Amendment to Incorporate the Results of Sustainable Halton and a Comprehensive Review of the Regional Official Plan"**

**Applicant: Halton Region**

The Council of the Regional Municipality of Halton, through its Planning and Public Works Committee, has scheduled a Statutory Public Meeting on the Halton Regional Official Plan Review.

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**Time:** 1:30 p.m.  
**Location:** Council Chambers, Halton Regional Centre, 1151 Bronte Road, Oakville

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**Location:** Milton Seniors' Activity Centre, 500 Child's Drive, Milton ✓

**Date:** **Thursday, October 15, 2009**  
**Time:** 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.) ✓  
**Location:** The Hall, Mold-Masters Sportsplex, 221 Guelph Street (Hwy #7), Halton Hills ✓

**Date:** **Tuesday, October 20, 2009**  
**Time:** 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.) ✓  
**Location:** St. Bernadette School, 1201 Heritage Way, Oakville ✓

**Date:** **Wednesday, October 21, 2009**  
**Time:** 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)  
**Location:** St. John School, 653 Brant Street, Burlington

Additional Open Houses are being held in each of the Local Municipalities to continue to provide the public with information and materials on the proposed ROPA 38, and to obtain public input including responses to the results of the Sustainable Halton – Fiscal Affordability Analysis study.

**Date:** **Tuesday, November 3, 2009**  
**Time:** 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)  
**Location:** Bishop Reding Catholic Secondary School, 1120 Main Street E., Milton

**Date:** **Wednesday, November 4, 2009**  
**Time:** 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)  
**Location:** Notre Dame Catholic Secondary School, 2333 Headon Forest Drive, Burlington

**Date:** **Thursday, November 5, 2009**  
**Time:** 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)  
**Location:** Holy Trinity Catholic Secondary School, 2420 Sixth Line, Oakville

**Date:** **Tuesday, November 10, 2009**  
**Time:** 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)  
**Location:** Christ the King Catholic Secondary School, 161 Guelph Street, Halton Hills

To ensure all comments are considered, the public is invited to provide written submissions on proposed ROPA 38 and related studies to Perry Vagnini on or before November 12, 2009. This submission deadline will permit Regional Council to deliberate the adoption of this Amendment on December 16, 2009.

**Purpose and Effect:** Proposed ROPA 38 would incorporate the results of the Sustainable Halton process and a comprehensive review of the current Halton Regional Official Plan. It is also intended to meet the statutory requirements of the five-year review of the Plan under Section 26 of the *Planning Act*. The implications of the proposed ROPA 38 are region-wide. Following consideration by the Planning and Public Works Committee on December 2, 2009, a recommendation for the adoption of ROPA 38 will be presented to Regional Council on December 16, 2009.

**For More Information on the Open Houses or to Provide Comments:** For questions regarding meetings or proposed ROPA 38, contact Perry Vagnini, Senior Planner at 905-825-6000, ext. 7987, or toll free at 1-866-442-5866 or by e-mail to [Perry.Vagnini@halton.ca](mailto:Perry.Vagnini@halton.ca). To submit comments, send them in writing to Perry Vagnini, Senior Planner, Planning Services, 1151 Bronte Road, Oakville, Ontario L6M 4E1. All information may be viewed at the Office of the Regional Clerk between the hours of 8:30 a.m. and 4:30 p.m. weekdays, or by contacting Perry Vagnini, or by visiting the website [www.halton.ca](http://www.halton.ca).

**Note:** If a person or public body does not make oral submissions at a public meeting or make written submissions to The Regional Municipality of Halton before the proposed ROPA 38 is adopted, the person or public body is not entitled to appeal the decision of the Council of The Regional Municipality of Halton to the Ontario Municipal Board after ROPA 38 is approved by the Province of Ontario.

If a person or public body does not make submissions at a public meeting or make written submissions to The Regional Municipality of Halton before the proposed ROPA 38 is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, after ROPA 38 is approved by the Province of Ontario, unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed ROPA 38, you must make a written request to the Regional Clerk at Halton Region, 1151 Bronte Road, Oakville, Ontario L6M 3L1.

Dated at the Town of Oakville, October 14, 2009.

Susan Lathan, Regional Clerk  
 The Regional Municipality of Halton



# The Regional Municipality of Halton [www.halton.ca](http://www.halton.ca)

## NOTICE OF OPEN HOUSES AND PUBLIC MEETING

(Under Section 17 of the *Planning Act*)

**Proposed Regional Official Plan Amendment No. 38 (ROPA 38)**

**“An Amendment to Incorporate the Results of Sustainable Halton and a Comprehensive Review of the Regional Official Plan”**

**Applicant: Halton Region**

The Council of the Regional Municipality of Halton, through its Planning and Public Works Committee, has scheduled a Statutory Public Meeting on the Halton Regional Official Plan Review.

This Statutory Public Meeting will be held to provide the public with an opportunity to make presentations to the Planning and Public Works Committee with respect to the proposed amendments to the Halton Region Official Plan, 2006, as set out in proposed ROPA 38, pursuant to Section 17 of the *Planning Act*.

**Date: Wednesday, December 2, 2009**

Time: 1:30 p.m.

Location: Council Chambers, Halton Regional Centre, 1151 Bronte Road, Oakville

Those wishing to address the Planning and Public Works Committee at this December Statutory Public Meeting must register with the Regional Clerk's office at 905-825-6000, ext. 7200, before 4:30 p.m., on the day before the meeting in order to be listed as a delegation at the meeting. Or, they may register with the Clerk prior to the meeting.

To provide the public with information and materials on the proposed ROPA 38, the following Open Houses are being held in each of the Local Municipalities, pursuant to Section 17 of the *Planning Act*.

**Date: Wednesday, October 14, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: Milton Seniors' Activity Centre, 500 Child's Drive, Milton ✓

**Date: Thursday, October 15, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: The Hall, Mold-Masters Sportsplex, 221 Guelph Street (Hwy #7), Halton Hills ✓

**Date: Tuesday, October 20, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: St. Bernadette School, 1201 Heritage Way, Oakville ✓

**Date: Wednesday, October 21, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: St. John School, 653 Brant Street, Burlington ✓

Additional Open Houses are being held in each of the Local Municipalities to continue to provide the public with information and materials on the proposed ROPA 38, and to obtain public input including responses to the results of the Sustainable Halton – Fiscal Affordability Analysis study.

**Date: Tuesday, November 3, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: Bishop Reding Catholic Secondary School, 1120 Main Street E., Milton

**Date: Wednesday, November 4, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: Notre Dame Catholic Secondary School, 2333 Headon Forest Drive, Burlington

**Date: Thursday, November 5, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: Holy Trinity Catholic Secondary School, 2420 Sixth Line, Oakville

**Date: Tuesday, November 10, 2009**

Time: 6:00 p.m. to 9:00 p.m. (Presentation at 7:00 p.m.)

Location: Christ the King Catholic Secondary School, 161 Guelph Street, Halton Hills

To ensure all comments are considered, the public is invited to provide written submissions on proposed ROPA 38 and related studies to Perry Vagnini on or before November 12, 2009. This submission deadline will permit Regional Council to deliberate the adoption of this Amendment on December 16, 2009.

**Purpose and Effect:** Proposed ROPA 38 would incorporate the results of the Sustainable Halton process and a comprehensive review of the current Halton Regional Official Plan. It is also intended to meet the statutory requirements of the five-year review of the Plan under Section 26 of the *Planning Act*. The implications of the proposed ROPA 38 are region-wide. Following consideration by the Planning and Public Works Committee on December 2, 2009, a recommendation for the adoption of ROPA 38 will be presented to Regional Council on December 16, 2009.

**For More Information on the Open Houses or to Provide Comments:** For questions regarding meetings or proposed ROPA 38, contact Perry Vagnini, Senior Planner at 905-825-6000, ext. 7987, or toll free at 1-866-442-5866 or by e-mail to [Perry.Vagnini@halton.ca](mailto:Perry.Vagnini@halton.ca). To submit comments, send them in writing to Perry Vagnini, Senior Planner, Planning Services, 1151 Bronte Road, Oakville, Ontario L6M 3L1. All information may be viewed at the Office of the Regional Clerk between the hours of 8:30 a.m. and 4:30 p.m. weekdays, or by contacting Perry Vagnini, or by visiting the website [www.halton.ca](http://www.halton.ca).

**Note:** If a person or public body does not make oral submissions at a public meeting or make written submissions to The Regional Municipality of Halton before the proposed ROPA 38 is adopted by Regional Council, the person or public body is not entitled to appeal the decision by the Minister of Municipal Affairs and Housing regarding ROPA 38 to the Ontario Municipal Board.

If a person or public body does not make submissions at a public meeting or make written submissions to The Regional Municipality of Halton before the proposed ROPA 38 is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed ROPA 38, you must make a written request to the Regional Clerk at Halton Region, 1151 Bronte Road, Oakville, Ontario L6M 3L1.

Dated at the Town of Oakville, October 14, 2009.

Susan Lathan, Regional Clerk  
The Regional Municipality of Halton



## NOTICE OF PUBLIC MEETING

**(Under Section 17 of the *Planning Act*)**  
**Proposed Regional Official Plan Amendment No. 38 (ROPA 38)**  
**"An Amendment to Incorporate the Results of**  
**Sustainable Halton and a Comprehensive Review**  
**of the Regional Official Plan"**  
**Applicant: Halton Region**

The Council of the Regional Municipality of Halton, through its Planning and Public Works Committee, has scheduled a Statutory Public Meeting on the Halton Regional Official Plan Review.

This Statutory Public Meeting will be held to provide the public with an opportunity to make representations to the Planning and Public Works Committee with respect to the proposed amendments to the Halton Regional Official Plan, 2006, as set out in proposed ROPA 38, pursuant to Section 17 of the *Planning Act*.

**Date:** Wednesday, December 2, 2009  
**Time:** 1:30 p.m.  
**Location:** Council Chambers, Halton Regional Centre  
 1151 Bronte Road, Oakville

Those wishing to address the Planning and Public Works Committee at this December Statutory Public Meeting must register with the Regional Clerk's office at 905-825-6000, ext. 7200, before 4:30 p.m., on the day before the meeting in order to be listed as a delegation at the meeting. Or, they may register with the Clerk prior to the meeting.

**Purpose and Effect:** Proposed ROPA 38 would incorporate the results of the Sustainable Halton process and a comprehensive review of the current Halton Regional Official Plan. It is also intended to meet the statutory requirements of the five-year review of the Plan under Section 26 of the *Planning Act*. The implications of the proposed ROPA 38 are region-wide. Following consideration by the Planning and Public Works Committee on December 2, 2009, a recommendation for the adoption of ROPA 38 will be presented to Regional Council on December 16, 2009.

**For More Information on Proposed ROPA 38:** For questions regarding the Statutory Public Meeting or proposed ROPA 38, contact **Perry Vagnini, Senior Planner at 905-825-6000, ext. 7987, or toll free at 1-866-442-5866 or by email to [Perry.Vagnini@halton.ca](mailto:Perry.Vagnini@halton.ca)**. To submit comments, send them in writing to Perry Vagnini, Senior Planner, Legislative & Planning Services, 1151 Bronte Road, Oakville, Ontario L6M 3L1. All information may be viewed at the Office of the Regional Clerk between the hours of 8:30 a.m. and 4:30 p.m. weekdays, or by contacting Perry Vagnini, or by visiting the website [www.halton.ca](http://www.halton.ca).

**Note:** If a person or public body does not make oral submissions at a public meeting or make written submissions to The Regional Municipality of Halton before the proposed ROPA 38 is adopted by Regional Council, the person or public body is not entitled to appeal the decision by the Minister of Municipal Affairs and Housing regarding ROPA 38 to the Ontario Municipal Board.

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If you wish to be notified of the adoption of the proposed ROPA 38, you must make a written request to the Regional Clerk at Halton Region, 1151 Bronte Road, Oakville, Ontario L6M 3L1.

Dated at the Town of Oakville, November 13, 2009

Susan Lathan, Regional Clerk  
 The Regional Municipality of Halton