PART II BASIC POSITION

HALTON'S PLANNING VISION

25. Regional Council supports the concept of "sustainable development", which meets the need of the present without compromising the ability of future generations to meet their own need. ("Our Common Future, The World Commission on Environment and Development, 1987") Planning decisions in *Halton* will be made based on a proper balance among the following factors: protecting the *natural environment*, preserving *Prime Agricultural Areas*, enhancing its economic competitiveness, and fostering a healthy, equitable society. Towards this end, Regional Council subscribes to the following principles of sustainability: that natural resources are not being over-used; that waste generated does not accumulate over time; that the *natural environment* is not being degraded; and that this and future generations' capacity to meet their physical, social and economic needs is not being compromised. The overall *goal* is to enhance the quality of life for all people of *Halton*, today and into the future.

26. *Halton* recognizes its strategic location within the Greater Toronto and Hamilton Area and the importance of population and employment growth to the social and economic life of its residents. *Halton* expects further urbanization and changes to its landscape within the planning period between now and 2051. In this regard, *Halton* will undertake the necessary steps to ensure that growth will be accommodated in a fashion that is orderly, manageable, yet sensitive to its *natural environment*, heritage and culture. To maintain *Halton* as a desirable and identifiable place for this and future generations, certain landscapes within *Halton* must be preserved permanently. This concept of "landscape permanence" represents *Halton*'s fundamental value in land use planning and will guide its decisions and actions on proposed land use changes accordingly.

27. In *Halton*'s vision, its future landscape will always consist of three principal categories of land uses in large measures:

(1) *settlement areas* with identifiable communities,

(2) a rural countryside where *agriculture* is the preferred and predominant activity, and

(3) a natural heritage system that is integrated within *settlement areas* and the rural countryside, to preserve and enhance the biological diversity and *ecological functions* of *Halton.*

The land uses in these categories are complementary to each other and will together move *Halton* towards the goal of sustainability. Each will always exist in large measures over time, both during and beyond the planning period.

28. [Section number not in use.]

29. The concept of landscape permanence will be reflected in the *goals*, *objectives*, and *policies* of this Plan. In pursuit of this concept, Regional Council will exercise its powers and authority, as permitted by legislation, and deploy its resources accordingly. Other government agencies, as well as individuals or corporations, making decisions affecting *Halton*'s landscape are also encouraged to incorporate this concept.

30. Although the best means of preserving landscapes is by public ownership, the *Region* believes that this is impractical or unnecessary in most cases. Instead, the preservation should be a shared value among *Halton*'s residents, land owners, business sector, *development* industry, agricultural community and government agencies. Regional Council therefore advocates the principle of "land stewardship"--that all land owners are entitled to reasonable use and enjoyment of their land but they are also stewards of the land and should give proper regard to the long term environmental interests in proposing any land use change to their land. Within the rural area the protection and use of rural resources including *agriculture* is supported as the predominant use in harmony with the *natural environment*. As well, within parts of the natural heritage system, *agriculture* supported as the predominant use in harmony with the *natural environment*. In its approach to making planning decisions, Council will refer to the concept of sustainable development and the principles of sustainability, i.e., seeking a balance among the environmental, economic and social interests.

31. In its vision of planning for *Halton*'s future, *Halton* believes in building "healthy communities". A healthy community is one:

(1) that fosters among the residents a state of physical, mental, social and economic well-being;

(2) where residents take part in, and have a sense of control over, decisions that affect them;

(3) that is physically so designed to minimize the stress of daily living and meet the life-long needs of its residents;

(4) where a full range of housing, employment, social, health, educational, recreational and cultural opportunities are accessible for all segments of the community;

(5) where mobility is provided primarily through an affordable, convenient, safe and efficient public transportation system and non-motorized travel modes; and

(6) where the principles of sustainability are embraced and practised by residents, businesses and governments.

32. Finally, *Halton* recognizes the importance of a sustainable and prosperous economy and the need for its businesses and employers to compete in a world economy. Towards this end, *Halton* will actively maintain, develop and expand its economic and assessment base through economic development strategies, timely provision of *infrastructure*, cost-effective delivery of services, strong fiscal management, proactive planning *policies*, and support for *development* opportunities that respond to the vision and *policies* of this Plan.

33. In summary, *Halton* will use the concept of sustainable development and principles of sustainability to guide its land use decisions and hence achieve its planning vision. Stated plainly, this vision is to preserve for this and future generations a landscape that is rich, diverse, balanced, productive and sustainable, and a society that is economically strong, equitable and caring. Specifically, such a vision will be delivered through the two main themes of land stewardship and healthy communities. Part III, Land Stewardship Policies, describes area-specific land use *policies* that apply to designated geographical areas of *Halton* to support the concept of landscape permanence. Part IV, Healthy Communities Policies, contains general *policies* that apply to all land use decisions to be made in *Halton*.

PLANNING HORIZON

34. For certain physical elements of this Plan for which incremental decision-making is practical and desirable, e.g. population and employment forecasts and the supply of land within *settlement areas*, the planning horizon is the year 2051.

35. For other more durable elements, such as the agricultural and natural heritage systems, and *Strategic Growth Areas*, and the planning vision of this Plan, the horizon is far beyond the year 2051. Regional Council is cognizant of the fact that land use decisions have a permanent impact on the landscape and should be made in the context of a time frame well beyond the planning horizon.

HALTON AND THE PROVINCE OF ONTARIO

36. In preparing and adopting this Plan, the *Region* has recognized and considered carefully those Provincial Plans and policies currently in effect. To the extent Regional Council deems appropriate for *Halton, Halton* proceeds on the premise that *Halton* can adopt positions and *policies* more *restrictive* than the Province, unless doing so would conflict with Provincial Plans and policies.

37. The *Region* views its relationship with the Province of Ontario as encompassing the following:

(1) effecting Provincial Plans and policies in the context appropriate for *Halton* and its Local Municipalities and within the *Region*'s financial capability;

(2) acting on behalf of the Province in planning approvals, application reviews and matters that have been delegated to the *Region* under the Planning Act or other Provincial legislation;

(3) coordinating plans, programs and activities among Provincial ministries, the *Region* and the Local Municipalities; and

(4) responding to Provincial initiatives and proposed policies, plans and legislation after consulting its Local Municipalities and *public agencies* in *Halton*.

38. The *Region* will encourage the Province to:

(1) provide clear Provincial direction on planning issues;

(2) streamline Provincial legislation and the land use planning process;

(3) increase coordination and set priorities of mandate among Provincial ministries and agencies;

(4) sort out and assign responsibilities to the appropriate level of government based on the principle of direct accountability supported by appropriate fiscal resources; and

(5) provide the necessary tools and resources, including fiscal and legislative ones, to assist the *Region* in implementing Provincial policies and plans in accordance with *goals*, *objectives* and *policies* of this Plan.

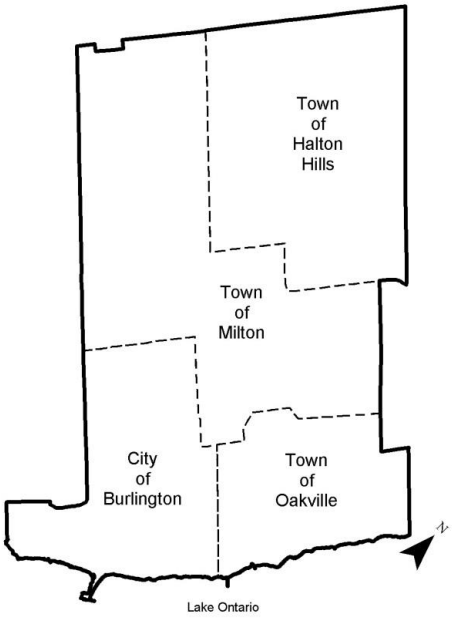
HALTON AND ITS SURROUNDING REGION

39. The Greater Toronto and Hamilton Area (GTHA), as currently defined, comprises the Cities of Toronto and Hamilton and the Regional Municipalities of Halton, Peel, York and Durham (see Figure 1). Extending this area to include the surrounding urban centres would encompass the Greater Golden Horseshoe region, the most populous and economically active part of Ontario. Some of these centres are the fastest growing areas within the Province. *Halton* is remarkably well situated within this conurbation of settlement.

FIGURE 1: GREATER TORONTO AND HAMILTON AREA



FIGURE 2: LOCAL MUNICIPALITES IN HALTON



40. Halton Region acknowledges the need to consider its own planning area as part of a larger physical, social and economic entity such as the GTHA or the Greater Golden Horseshoe. The *natural environment* traverses political boundaries and environmental problems can only be dealt with effectively on a multi-jurisdictional, cooperative basis. Many social and economic issues that face *Halton* result from forces over which the *Region* has little control. Particular attention must be paid by Regional Council to inter-regional issues and forces affecting the GTHA and the surrounding area in an effort to apply Regional resources strategically to those matters over which it does have some control.

41. Halton Region views its role within the GTHA and its participation on GTHA issues as one of partnership with the other regions or cities and the Province to promote understanding of issues, to exchange openly information and views, and to seek solutions to common problems. In so doing, Regional Council will express and pursue its planning vision and *objectives* with vigour, firmly believing that the strength of the GTHA or the Province is founded on the diversity and individuality of its municipalities. Therefore, it is Regional Council's opinion that the GTHA partnership is an association of common interest and expediency and should remain as such.

42. *Halton* also recognizes its historical relationship and association with the neighbouring City of Hamilton, Regional Municipality of Peel, County of Wellington, and their respective member municipalities and will continue to coordinate with them its planning efforts and pursue common interests.

HALTON AND THE LOCAL MUNICIPALITIES

43. This Plan recognizes and is based on the following framework of roles and responsibilities for the *Region* and its four Local Municipalities: the City of Burlington and the Towns of Oakville, Milton and Halton Hills (see Figure 2).

44. The *Region*'s primary role is to provide broad *policy* directions on strategic matters such as management of land and natural resources, growth strategies, housing, economic development, water and wastewater services, *solid waste* management, transportation, and health and social services. Recognizing the above, the Local Municipalities are to deal with their local environments to best express their own individualities. The *Local Urban Structure* of each of the Local Municipalities, for instance, are the responsibilities of the Local Municipalities as long as the overall planning vision for *Halton* and *policies* of this Plan, including the Regional Urban Structure, are adhered to.

45. The Planning Act requires that Local Municipalities' Official Plans and Zoning By-laws be amended to conform with this Plan.

46. The Regional Plan is a strategy for *development* of the entire *Region*, with sufficient detail to permit the achievement of *Halton*'s planning vision and *objectives*.

47. Local Official Plans, covering the whole of each Local Municipality, are necessary extensions of The Regional Plan, and are intended to direct *development* in accordance with local desires while adhering to *policies* of this Plan. They will contain *development* phasing and land use distributions and standards at a level of detail sufficient for the implementation of both Regional and local *policies*, and for the preparation of Zoning By-laws and specific *development* proposals. In the event of conflict between *policies* of The Regional Plan and those of a Local Official Plan, the former shall prevail.

48. *Area-Specific Plans* such as secondary plans are to be prepared by the Local Municipalities for *settlement areas* such as new communities, *Strategic Growth Areas* and *Hamlets* in accordance with *policies* of this Plan.

49. *Area-Specific Plans* shall be in conformity with Regional and Local Official Plans and be incorporated as amendments to the Local Official Plan.

HALTON'S REGIONAL STRUCTURE

50. The Regional Structure, as shown on Map 1, represents *Halton*'s basic position on the use of land and natural resources within its planning area and is the framework within which Local Official Plans, amendments and by-laws shall be prepared.

50.1 The framework for the Regional Structure includes the provisions of the Provincial Policy Statement (2005) as well as the following Provincial Plans: the Niagara Escarpment Plan, the Parkway Belt West Plan, the Greenbelt Plan, and the Growth Plan for the Greater Golden Horseshoe.

50.2 The Regional Structure implements *Halton*'s planning vision of its future landscape as described in Section 27 by organizing land uses into the following broad categories:

(1) *Settlement Areas*, consisting of the Urban Areas within the Regional Urban Boundary as well as *Hamlets* and *Rural Clusters*, as shown on Map 1,

(2) Agricultural System, consisting of the Agricultural Area and those parts of the Natural Heritage System outside the *Key Features* or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest, as shown on Map 1E, and

(3) Natural Heritage System, consisting of the Regional Natural Heritage System and the Greenbelt Natural Heritage System, as shown on Map 1G.

Certain parts of the Agricultural System and the Natural Heritage System overlap each other as they meet the *objectives* of both these systems. Specific land uses, however, under these categories are governed by *policies* and permitted uses according to

mutually exclusive land use designations as described in Section 51 and constraints to development as described in Section 51.2.

51. The Regional Structure consists of the following mutually exclusive land use designations:

(1) Urban Area, where *urban services* are provided to accommodate concentrations of existing and future *development*,

(2) Agricultural Area, within which the primary activity is *agricultural operation*,

(2.1) [Section number not in use.]

(2.2) *Hamlets*, which are compact rural communities,

(2.3) Mineral Resource Extraction Areas, where a valid licence has been issued under the Aggregate Resources Act,

(3) Regional Natural Heritage System, a system of connected natural areas and open space to preserve and enhance the biological diversity and *ecological functions* within *Halton*,

(3.1) Regional Waterfront Parks, to provide public access and recreational opportunities at strategic locations along *Halton*'s waterfront, and,

(4) North Aldershot Policy Area, which implements the North Aldershot Inter-Agency Review, permitting a limited amount of *development* while protecting natural areas.

51.1 Boundaries of the following specific areas are also outlined on Map 1, to provide information and assist in the application of *policies*:

(1) Niagara Escarpment Plan Area, as defined in the Niagara Escarpment Plan,

(2) Parkway Belt West Plan Area, as defined in the Parkway Belt West Plan, and

(3) Greenbelt Plan Protected Countryside Area, as defined in the Greenbelt Plan.

To provide context, the three Provincial Plan Areas under Sections 51.1(1), 51.1(2) and 51.1(3), are shown on Map 1A, with additional details on the key Provincial land use designations.

51.2 Each land use designation has specific *goals*, *objectives* and *policies*, including permitted uses, governing *development* within the area so designated. Additionally, certain areas are subject to other *policies* and/or conditions for *development,* as described in Sections 139.3 to 139.12. They are as follows:

(1) Greenbelt Natural Heritage System, as shown on Map 1,

(1.1) Parkway Belt Transportation and *Utility* Corridors, as shown on Map 1B,

(2) Future Strategic Employment Areas, as shown on Map 1C,

(3) Municipal Wellhead Protection Zones, as shown on Map 1D,

(4) *Prime Agricultural Areas*, as shown on Map 1E,

(5) Identified Mineral Resource Areas, as shown on Map 1F, and

(6) *Key Features* of both the Greenbelt and Regional Natural Heritage Systems, as shown on Map 1G.

51.3 Within the Urban Area designation as shown on Map 1, this Plan defines a Regional Urban Structure consisting of the following:

(1) *Strategic Growth Areas* that are subject to *policies* and/or conditions for *development* as described in Section 78 to 82.7 of this Plan and which are identified below and shown on Map 1H:

a) *Urban Growth Centres*;

b) *Major Transit Station Areas*;

c) Proposed Major Transit Stations;

d) Primary *Regional Nodes*;

e) Secondary *Regional Nodes*; and,

f) *Regional Intensification Corridors.*

The detailed boundaries of *Urban Growth Centres, Major Transit Station Areas*, and Primary *Regional Nodes* are identified on Map 6.

The *Strategic Growth Areas* are not land use designations and their delineation or identification does not confer any new land use designations nor alter any existing land use designations. Development on lands within *Strategic Growth Areas* is subject to the applicable *policies* of this Plan and is to occur in accordance with Local Official Plans and Zoning By-laws.

(2) Regional *Employment Areas* that are subject to *policies* and/or conditions for *development* as described in Section 83 to 83.2 of this Plan and which are shown on Map 1H.

(3) The *Built-Up Area* as shown on Map 1H and the *Designated Greenfield Area*, consisting of lands within the Urban Area outside of the *Built-Up Area*, which are subject to specific targets and *policies* of this Plan.

52. The boundaries of the land use designations, specific areas and constraint areas, as described under Sections 51, 51.1, 51.2 and 51.3 and as shown on Map 1 and Maps 1B through 1H, are to be interpreted as follows:

(1) Where the boundaries between two designations appear to coincide with such facilities as roads, railways, and electrical transmission lines, it is intended that the rights-of-way of such facilities will fall under the more *restrictive* of the two designations, unless otherwise indicated by specific *policies* of this Plan.

(2) Where the boundaries are formed by a combination of such well-defined features as roads, railways, electrical transmission lines, municipal and property boundaries, original township *lot* or concession lines, streams, and topographic features, they are firm and fixed and can only be changed by a formal amendment to this Plan, unless otherwise exempted by specific *policies* of this Plan.

(3) The interpretation of other boundaries that are not so well-defined, will be the responsibility of the *Region*, in consultation with appropriate agencies and their agents, based on the general intent of this Plan and utilizing the most detailed and up-to-date information available and/or site inspection.

53. [Section number not in use.]

54. [Section number not in use.]

55. The Regional Structure is accompanied by a growth strategy for *Halton* based on the distribution of population and employment as contained in Table 1, which has been updated to the planning horizon year of 2051 through the *municipal comprehensive review*, and in accordance with the Regional phasing outlined on Map 5, as well as by other *infrastructure* elements such as transportation systems and *urban services* and other *policies* of this Plan.

55.1 The Regional Structure also sets out targets for *intensification* within the *Built-Up Area* and for the density of *Designated Greenfield Areas* and *Employment Areas*, as contained in Table 2.

55.2 The Regional Structure also sets out the Regional phasing to be achieved every five years from 2022 to 2051 between the *Built-Up Areas* and the *Designated Greenfield Areas* in Table 2a.

55.3 The Regional Structure also sets out targets that apply to *Strategic Growth Areas* as contained in Table 2b, including:

a) specific minimum density targets, planned to be achieved by 2031 or earlier for *Urban Growth Centres* and beyond the 2051 planning horizon of this Plan for other *Strategic Growth Areas;* and

b) general targets for an overall proportion of residents and jobs to be planned for and achieved over the long-term.

The general targets for an overall proportion of residents and jobs in *Strategic Growth Areas* may be refined by the Local Municipalities, subject to Regional approval, and provided the change does not compromise the overall intent of the Region's growth strategy.

55.4 The Regional Structure is based on a strategy to accommodate population and employment growth in Halton to 2051 by directing growth to the Urban Areas within the Regional Urban Boundary as shown on Map 1 and in accordance with the distribution of population and employment in Table 1.

56. Guided by *Halton*'s planning vision, *policies* in this Plan are developed to ensure the integrity, maintenance and enhancement of the Regional Structure.

56.1 Through a future Amendment to this Plan as part of the current municipal comprehensive review, the Region will update Table 2 and 2a, and associated table footnotes, to the planning horizon of 2051.

TABLE 1 POPULATION AND EMPLOYMENT DISTRIBUTION

	Population[1]			Employment		
Municipality	**2021**	**2041**	**2051**	**2021**	**2041**	**2051**
Burlington	195,000	240,050	265,160	98,340	114,330	124,390
Oakville	222,000	313,460	349,990	111,980	160,880	181,120
Milton	137,990	277,000	350,870	44,390	100,120	136,270
Halton Hills	66,010	98,890	132,050	24,510	45,900	65,460
Halton Region[2]	**620,990**	**929,400**	**1,098,070**	**279,220**	**421,230**	**507,240**

[1] Population numbers in this table are "total population" numbers including approximately 4% undercoverage from the official "Census population" numbers reported by Statistics Canada.

[2] Totals for the Region may not add up due to rounding.

TABLE 2 INTENSIFICATION AND DENSITY TARGETS

Target	Municipality				
	Halton Region	**Burlington**	**Oakville**	**Milton**	**Halton Hills**
Intensification Target					
Housing Units in Built-Up Area[1]	**53,300**	20,500	19,400	9,800	3,600
Community Area Density Targets					
People and Jobs per Hectare in the Designated Greenfield Area[2]	**62**	76	70	59	53
Employment Area Density Targets					
Jobs per Hectare in the Employment Areas [3]	**26**	33	36	19	24

[1] Target for the number of new housing units occurring with the Built-Up Area as shown on Map 1H between 2022 and 2041 and representing 45% of all new units during this period.

[2] Target for the number of people and jobs per hectare in the *Designated Greenfield Area* by 2041, consisting of the lands within the Regional Urban Boundary and outside of the *Built-Up Area* as shown on Map 1H and measured in accordance with Section 227.1 of this Plan.

[3] Target for the number of jobs per hectare in the *Employment Areas* by 2041, as shown on Map 1H and measured in accordance with Section 227.1 of this Plan.

TABLE 2A REGIONAL PHASING

Municipality	2022-2026	2027-2031	2032-2036	2037-2041
Halton Region				
Units in *Designated Greenfield Area*	**14,970**	**15,900**	**16,470**	**16,810**
Low Density Units	5,920	6,270	6,560	6,690
Medium & High Density Units	9,050	9,610	9,920	10,120
Units inside the *Built Boundary*	**12,430**	**13,200**	**13,680**	**13,950**
Employment	**34,700**	**36,800**	**34,700**	**35,400**
Oakville				
Units in *Designated Greenfield Area*	**6,460**	**6,860**	**6,010**	**6,130**
Low Density Units	2,120	2,250	2,090	2,130
Medium & High Density Units	4,340	4,610	3,920	4,000
Units inside the *Built Boundary*	**4,500**	**4,780**	**4,980**	**5,080**
Employment	**13,500**	**14,300**	**11,300**	**11,500**
Burlington				
Units in *Designated Greenfield Area*	**590**	**620**	**450**	**460**
Low Density Units	220	230	20	20
Medium & High Density Units	370	390	430	440
Units inside the *Built Boundary*	**4,790**	**5,090**	**5,170**	**5,270**
Employment	**4,000**	**4,200**	**4,200**	**4,300**

Municipality	2022-2026	2027-2031	2032-2036	2037-2041
Milton				
Units in *Designated Greenfield Area*	**5,760**	**6,120**	**8,780**	**8,960**
Low Density Units	2,560	2,710	3,960	4,040
Medium & High Density Units	3,200	3,400	4,820	4,920
Units inside the *Built Boundary*	**2,360**	**2,500**	**2,480**	**2,530**
Employment	**11,700**	**12,500**	**14,000**	**14,300**
Halton Hills				
Units in *Designated Greenfield Area*	**2,160**	**2,300**	**1,230**	**1,260**
Low Density Units	1,020	1,080	490	500
Medium & High Density Units	1,140	1,210	750	760
Units inside the *Built Boundary*	**780**	**830**	**1,050**	**1,070**
Employment	**5,500**	**5,900**	**5,200**	**5,300**

TABLE 2B STRATEGIC GROWTH AREA TARGETS

Strategic Growth Area Type	Strategic Growth Area	Minimum Density Target * (Residents and Jobs Combined Per Hectare)	General Target Proportion of Residents & Jobs **	
			Residents	Jobs
UGC / MTSAs* on a *Priority Transit Corridor	Midtown Oakville / Oakville GO ***	200	~65%	~35%
	Downtown Burlington / Burlington GO ***	200	~65%	~35%
***UGCs / MTSAs* on a Commuter Rail Corridor**	Downtown Milton / Milton GO ***	200	~80%	~20%
MTSAs* on a *Priority Transit Corridor	Bronte GO ***	150	~40%	~60%
	Appleby GO ***	120	~40%	~60%
***MTSAs* on a Commuter Rail Corridor**	Aldershot GO ***	150	~80%	~20%
	Milton-Trafalgar GO ***	150	TBD****	TBD****
	Georgetown GO ****	TBD	TBD	TBD
	Acton GO ****	TBD	TBD	TBD
Primary *Regional Nodes*	Uptown Core, Oakville	160	~85%	~15%
	Trafalgar Urban Core, Oakville	160	~85%	~15%
	Hospital District, Oakville	160	~40%	~60%
	Palermo Village, Oakville	160	~85%	~15%
	Neyagawa Urban Core, Oakville	160	~85%	~15%
	Dundas Urban Core, Oakville	160	~85%	~15%
	Milton Education Village Innovation District	130	~55%	~45%

* For *Urban Growth Centres*, planned to be achieved by 2031; for *Major Transit Station Areas* and *Regional Nodes*, planned to be achieved beyond the 2051 planning horizon of this Plan.

** To be planned for and achieved across the entire Strategic Growth Area over the long-term and in accordance with Section 55.3 of this Plan

*** Protected Major Transit Station Area

**** Targets to be determined through the *municipal comprehensive review*.

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