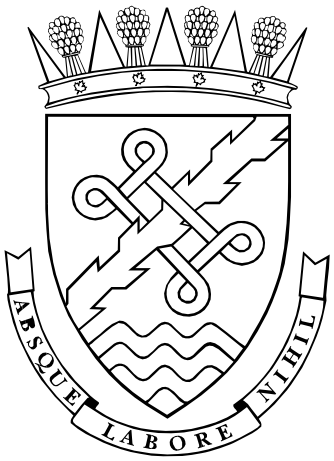


THE REGIONAL PLAN

Official Plan for the Halton Planning Area
Regional Municipality of Halton

Office Consolidation
July 31, 2026

[page left blank]

EXPLANATORY NOTES

This version of the Official Plan for the Regional Municipality of Halton under the *Planning Act* is based on The Regional Plan [1995], which was adopted by Council of The Regional Municipality of Halton on March 30, 1994 through By-law 49-94. It was subsequently approved, with modifications, by the Minister of Municipal Affairs and Housing on November 27, 1995. Certain parts of the Plan were referred by the Minister to the Ontario Municipal Board for a decision, and certain parts were deferred for further consideration.

The Regional Plan [1980], the predecessor to The Regional Plan [1995], adopted by Council on September 6, 1978 and approved by the Minister on August 1, 1980, was repealed by Regional Council on November 29, 1995 through By-law 233-95, but only to the extent that The Regional Plan [1995] has otherwise been approved by the Minister. In other words, for those parts of this Plan that were deferred or referred by the Minister, relevant sections of The Regional Plan [1980] continued to be in effect until such time the deferrals or referrals were resolved.

Between 2001 and 2004, a major review of The Regional Plan [1995] was undertaken in accordance with the *Planning Act*. This culminated in the adoption of Regional Official Plan Amendment (ROPA) 25 by Regional Council on June 23, 2004. The amendment was appealed and subsequently adjudicated by the Ontario Municipal Board in April-October, 2006 with the issuance of a number of decisions. The Office Consolidation prepared on the basis of these approvals was referred to as the Halton Regional Official Plan [2006].

Between 2006 and 2009, the Region undertook a planning exercise called Sustainable Halton, which led to another major review of The Regional Plan under section 26 of the *Planning Act*. This resulted in the adoption of Regional Official Plan Amendment 38 by Regional Council on December 16, 2009. The amendment was approved by the Minister of Municipal Affairs and Housing in November 2011 and subsequently appealed to and adjudicated by the Ontario Municipal Board from 2012 through 2017, with certain site-specific appeals outstanding. Two related amendments, Regional Official Plan Amendments 37 and 39, were also resolved as part of this process.

Starting in 2014, the Region began another major review of The Regional Plan under section 26 of the *Planning Act*. The purpose of the review was to update the Regional Official Plan to conform to Provincial plans and policies, to ensure it continues to meet the needs of our community and to develop a strategy to accommodate growth in Halton to 2051. Regional Council adopted two Regional Official Plan Amendments related to accommodating growth:

- The first amendment – Regional Official Plan Amendment 48 – defined a Regional Urban Structure that provides a structure and a hierarchy in which to direct population and

employment growth. This amendment was adopted by Regional Council on July 7, 2021, and approved by the Province, with modifications, on November 10, 2021.

- The second amendment – Regional Official Plan Amendment 49 – updated Halton's strategy for accommodating growth. It was adopted by Regional Council on June 15, 2022, and approved by the Province, with modifications, on November 4, 2022. In December 2023, through Bill 150, *Planning Statute Law Amendment Act, 2023*, the Province rescinded its November 2022 decision on ROPA 49. Following this, in May 2024 through Bill 162, Get *It Done Act, 2024*, the Province reinstated certain modification from its original November 2022 decision on ROPA 49 which were supported by the Local Municipalities in Halton.

Schedule 1 contains a complete list of amendments to The Regional Plan [1995] considered by Regional Council as of the Consolidation Date and their status. Only approved amendments in their entirety or the approved portions of an amendment have been incorporated into this Office Consolidation. Schedule 2 is a list of outstanding appeals on the Official Plan and its amendments as of the Consolidation Date.

In October 2022, the Province tabled Bill 23, *More Homes Built Faster Act, 2022*. This legislation identified Halton Region as an "upper-tier municipality without planning responsibilities". In April 2024, through Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, the effective date of this change to Halton Region's role in land use planning was identified as July 1, 2024.

As a result, as of July 1, 2024, the Regional Plan will no longer be an official plan for the Regional Municipality of Halton. Instead, it will be deemed an official plan of each of the Local Municipalities in Halton (the City of Burlington, Town of Halton Hills, Town of Milton, and Town of Oakville) until such time as it is revoked or amended by the respective municipality. Questions regarding this Office Consolidation of the Regional Plan should therefore be directed to the City of Burlington.

Schedule 1A contains a complete list of amendments to The Regional Plan [1995] considered by Burlington City Council as of the Consolidation Date and their status. Only approved amendments in their entirety have been incorporated into this Office Consolidation. Henceforth, the City-amended version of this Plan will be referred to as the Burlington Regional Official Plan, 1995 (BROP, 1995) to distinguish from the versions being maintained by the other Local Municipalities in Halton.

This Office Consolidation of the Burlington Regional Official Plan incorporates all modifications, subsequent approvals, and approved amendments to the Plan up to and including the date shown on the cover of this document. This date is referred to as the Consolidation Date.

Office Consolidations are prepared for the purpose of convenience. For accurate reference, the reader should consult the legal documents as approved by the Minister, relevant decisions of the Ontario Municipal Board, the Local Planning Appeal Tribunal, or the Ontario Land Tribunal, and other pertinent documentation that are lodged in the Planning Services Division of the Regional Municipality of Halton. Or, for changes initiated by the City after July 1, 2024 (i.e. BROPA 1 and onwards), documentation that are lodged in the Clerks Department of the City of Burlington, located at 426 Brant Street, Burlington, Ontario, L7R 3Z6.

These Explanatory Notes do not constitute part of the Official Plan under the *Planning Act*.

SCHEDULE 1 REGIONAL MUNICIPALTY OF HALTON AMENDMENTS

No.	Title	Regional Council Adoption	Status
1	Jannock Properties Lands, West of Forestvale Drive in the City of Burlington	N/A	Approved by the OMB 1998-05-25.
2	North Aldershot Policy Area	1998-06-03	Approved by the Minister, 1998-11-17.
3	Driving Range, West Half of Lot 18, Concession XI, (Esquesing) in the Town of Halton Hills	1998-10-07	Came into force and effect 1998-10-28.
4	Zenon Environmental Inc. Town of Oakville	1998-12-09	Approved by the OMB 1999-03-09.
5	Croation Franciscan Centre Town of Halton Hills	2000-05-31	Came into force and effect 2000-07-01.
6	1097739 Ontario Ltd. Golf Course, Part Lot 7 Concession 2 (Esquesing) Town of Halton Hills	1999-05-12	Came into force and effect 1999-06-02.
7	751058 Ontario Ltd. Golf Course, East Half of Lot 10, Concession 10 Town of Halton Hills	1999-10-06	Came into force and effect 1999-10-29.
8	Halton Urban Structure Plan Region of Halton	1999-06-02	Partially came into force and effect 1999-06-22. Balance approved by the OMB, with modification, 1999-12-21.
9	Brockton Farms Sandstone Quarry Expansion – Town of Halton Hills	1999-10-06	Came into force and effect 1999-10-29.
10	Ontario Mission for the Deaf / Golf Course and Day Use Facility East Half Lot 6, Concession II Town of Halton Hills	2000-10-11	Came into force and effect 1999-11-07.
11	*[Number not used]*	*N/A*	*N/A*
12	DeGroote Property, Part of Lot 17, Concession I ND, City of Burlington	2000-07-12	Came into force and effect 2000-08-08.

No.	Title	Regional Council Adoption	Status
13	*[Number not used]*	*N/A*	*N/A*
14	Fishburn Holdings Limited Part of West ½ of Lot 1, Concession 10 (Township of Esquesing) Town of Halton Hills	2000-11-29	Came into force and effect 2000-12-30.
15	Halton Golf Course Policies	N/A	Deferred by Regional Council 2001-06-13.
16	1319536 Ontario Ltd. Lots 7 and 8, Concession VII (Trafalgar) Town of Milton	2001-01-17	Came into force and effect 2001-02-20.
17	Functional Classification and Right-of-Way Requirements for Trafalgar Road, Dundas Street and Bronte Road / Regional Road 25	2001-10-24	Came into force and effect 2001-11-23.
18	Dufferin Aggregates Milton Quarry Expansion – Town of Halton Hills and Town of Milton	2003-06-25	Appealed to the Joint Board, whose decision dated 2005-06-08, was subsequently appealed to the Lieutenant-Governor-in-Council, which issued its final decision on 2006-12-01.
19	Trafalgar Sports Park Town of Halton Hills	2002-06-19	Came into force and effect 2002-07-17.
20	Beaufort Heights Subdivision Extension of Municipal Wastewater Services City of Burlington	2002-02-13	Came into force and effect 2002-03-14.
21	Glencairn Golf Course	2003-03-05	Came into force and effect 2003-04-04.
22	Functional Plan and Right-of-Way Requirements for Bronte Road / Regional Road 25	2003-05-28	Came into force and effect 2003-06-26.
23	Functional Plan and Right-of-Way Plan of Arterial Roads	2003-12-17	Came into force and effect 2004-01-23, save and except for the right-of-way requirement for Dundas Street (Regional Road 5) in the Town of Oakville, which was subsequently amended and approved through ROPA25 as of 2006-08-17.

No.	Title	Regional Council Adoption	Status
24	Linear Strip of Land between the Eastern Limit of Proposed Niagara Escarpment Plan Amendment No. 71 and Highway 407, in the City of Burlington	2004-02-11	Appealed to the OMB, 2004-03-11 to 2004-03-15 (3 Appellants).
25	An Amendment to Incorporate Official Plan Review Directions and Related Matters	2004-06-23	Appealed to the OMB, 2004-07-15 to 2004-07-20 (26 Appellants) and adjudicated by the OMB as of 2006-10-06 through a series of decisions.
26	*[Number not used]*	*N/A*	*N/A*
27	York Trafalgar Golf Course Town of Milton	2005-10-26	Came into force and effect 2005-11-28.
28	Ninth Line Corridor Policy Area	2005-11-16	Came into force and effect 2005-12-21, save and except for one site specific appeal, which was dismissed by the OMB with modification on 2006-08-01.
29	Central Milton Holdings Ltd. Town of Milton	N/A	Denied by the OMB 2007-10-17.
30	St. Mathew's Mar Thoma Church Part Lot 7, Concession II Town of Halton Hills	2007-02-14	Came into force and effect 2007-03-13.
31	Cemetery, Part Lot 18,Concession 7 Town of Halton Hills	2007-04-18	Came into force and effect 2007-05-14.
32	Hanson Brick Ltd. Quarry Part of Lots 1 and 2, Concession 1 NDS 3488 Tremaine Road City of Burlington	2007-05-09	Came into force and effect 2007-06-08.
33	Bill 51 Implementation, Pre-Consultation and Submission Requirements	2007-09-19	Came into force and effect 2007-10-10.
34	Creekbank Developments Limited 2322 and 2332 Upper Middle Road	2007-10-10	Came into force and effect 2007-11-05.

No.	Title	Regional Council Adoption	Status
	West (Regional Road 38) Town of Oakville		
35	Nelson Aggregate Co., Burlington Quarry	*N/A*	Appealed 2006-06-18 with a decision rendered by Joint Board 2012-10-11.
36	Keswick Sutherland School Town of Halton Hills	*N/A*	Decision rendered by OMB 2009-07-24.
37	An Amendment to Incorporate the Basic Requirements of the Places to Grow Plan	2009-06-03	Approved by the Minister on 2009-11-24 and subsequently appealed to and adjudicated by the OMB and approved as of 2014-02-04.
38	An Amendment to Incorporate the Results of Sustainable Halton, Official Plan Review Directions and Other Matters	2009-12-16	Approved by the Minister on 2011-11-24 and subsequently appealed to and adjudicated by the OMB and approved through a series of decisions from 2014-02-04 to 2017-04-13. Certain site specific appeals remain – refer to Schedule 2.
39	Regional Development Phasing to 2031	2011-07-13	Appealed to and adjudicated by the OMB and approved as of 2014-02-04.
40	Servicing Public Uses Outside the Urban Area	2010-07-14	Came into force and effect 2010-08-05.
41	Town of Milton 2015 Pan / Parapan American Games Velodrome	2012-10-03	Came into force and effect 2012-10-26.
42	Catholic Cemeteries of the Diocese of Hamilton – Milton, Part Lot 1, Concession II NS	2013-04-13	Came into force and effect 2013-05-14.
43	Halton Peel Boundary Area Transportation Study / Greater Toronto Area West Corridor Protection	2014-06-18	Appealed to the OMB and partially approved on 2017-01-13 with certain matters remaining under appeal – refer to Schedule 2.
44	Acton Quarry Extensions	2015-07-15	Appealed to the Environmental Review Tribunal and approved as of 2016-10-11.

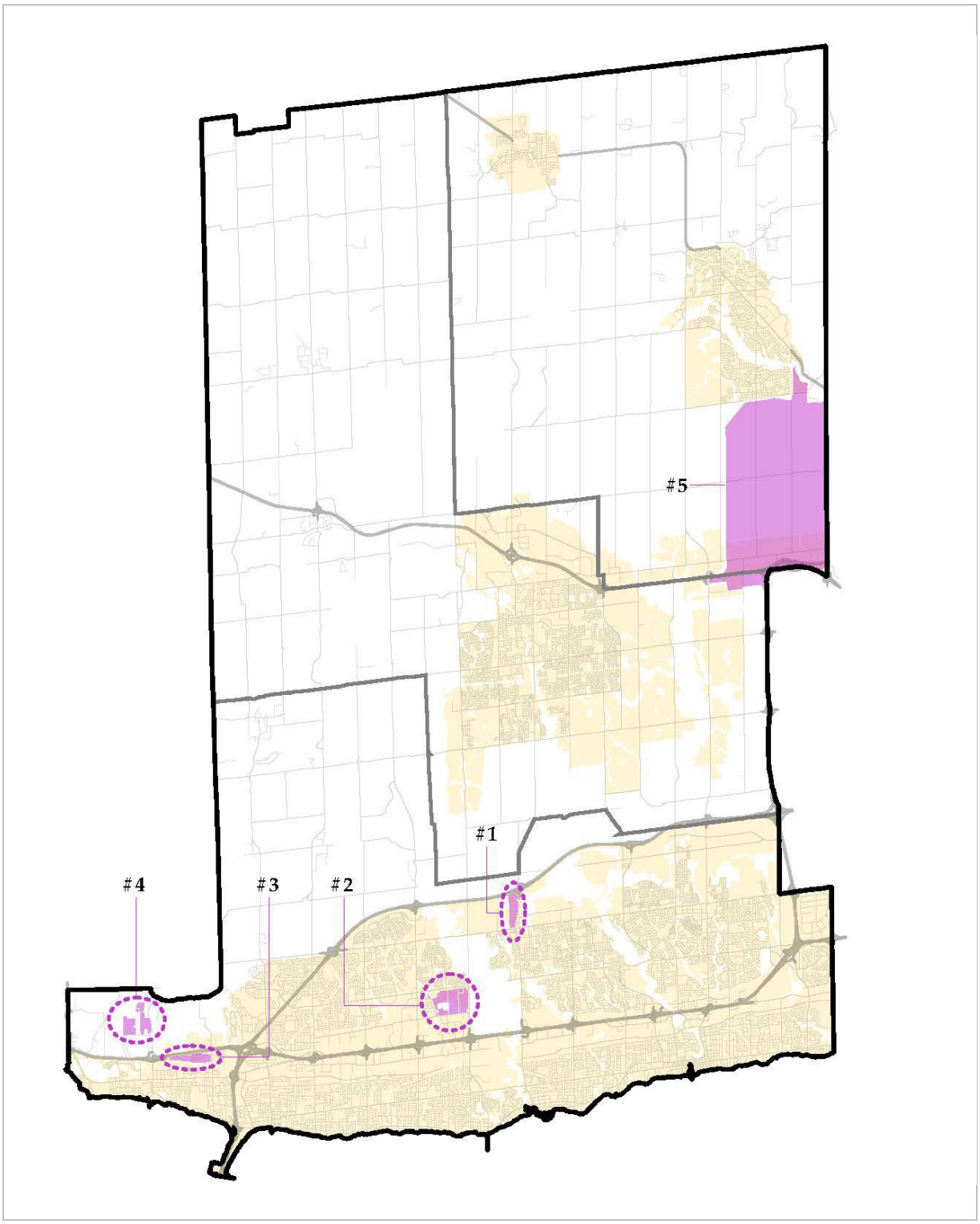
No.	Title	Regional Council Adoption	Status
45	Re-designation of Formerly Licenced Aggregate Extraction Lands at 12519 Eighth Line, Halton Hills	2015-09-09	Appealed to and approved by the Local Planning Appeal Tribunal as of 2020-10-02.
46	An Amendment to Introduce Lot Creation Policy to Permit Surplus Farm Dwelling Severances	2018-01-17	Came into force and effect 2018-02-16.
47	An Amendment to Address a Shortfall of Employment Lands in the Town of Halton Hills' Premier Gateway Employment Area	2018-04-18	Appealed to and approved by the Local Planning Appeal Tribunal as of 2019-12-13.
48	An Amendment to Define a Regional Urban Structure	2021-07-07	Approved by the Minister of Municipal Affairs and Housing with modification on 2021-11-10.
49	An Amendment to Implement the Integrated Growth Management Strategy	2022-06-15	Approved by the Minister of Municipal Affairs and Housing, with modifications, on 2022-11-04. The Minister's Decision was rescinded on 2023-12-06 via Bill 150. Aspects of the Minister's Decision were then reinstated via Bill 162 on 2024-05-16.
51	Milton Education Village Complementary Greenbelt Lands Policy Area	2022-06-15	Came into force and effect 2022-07-20.
52	An Amendment to Address the Addition of Employment Lands to the Urban Area and to the Town of Milton's '401 Industrial/Business Park Secondary Plan	2022-06-15	Came into force and effect 2022-07-20.
100	Garden Trail Developments Incorporated Property, Part of Lot 11, Concession I, Township of East Flamborough, City of Burlington	*N/A*	Approved by the OMB 2001-05-01.
n/a	James and Helle Fisher Property, Part Lot 8, Concession I, NDS, City of Burlington (Kilbride)	*N/A*	Approved by the Minister of Natural Resources Order 2000-05-15.

SCHEDULE 1A CITY OF BURLINGTON AMENDMENTS

No.	Title	City Council Adoption	Status
1	Inactive	-	-
2	Delegated Authority re: Minor Technical Changes	2026-03-10	Came into force and effect 2026-04-02.

SCHEDULE 2 OUTSTANDING APPEALS

Appellant	Map No.	Location Description	Appeal
Newmark Developments Ltd. and Rosko Investment and Development Ltd.	1	3069 Dundas Street West	Site-specific appeal of ROPA 38 (see PL110857).
Paletta International Corporation and P&L Livestock Ltd.	2	"Bronte Creek Meadows" - 5164 Upper Middle Road - 5366 Upper Middle Road - 5900 Upper Middle Road - 5470 Upper Middle Road - 5201 Mainway	Site-specific appeal of ROPA 38 (see PL110857).
	3	1200 King Road	Site-specific appeal of ROPA 38 (see PL110857).
	4	"Eagle Heights" - 1640 Flatt Road Extension - 1751 Flatt Road Extension - 1664 Waterdown Road - 66 Horning Road	Site-specific appeal of ROPA 38 (see PL110857).
Halton Region, Town of Halton Hills, Maple Lodge Farms Ltd., South Georgetown Landowners Group.	5	As depicted on Schedule 2.	Appeals of ROPA 43 and transportation matters (see PL140744 and refer to Section 173(5.1)c)). *Note: certain aspects of ROPA 43 related to corridor protection are now superseded by the Provincial decision on ROPA 49.*


#5
#1
#4
#3
#2

PART I INTRODUCTION 1
PURPOSE 1
APPROACH 1
LEGAL STATUS 2
REVIEW AND AMENDMENT 3
USES 4
GUIDE TO THE PLAN 4
PART II BASIC POSITION 7
HALTON'S PLANNING VISION 7
PLANNING HORIZON 9
HALTON AND THE PROVINCE OF ONTARIO 9
HALTON AND ITS SURROUNDING REGION 10
HALTON AND THE LOCAL MUNICIPALITIES 12
HALTON'S REGIONAL STRUCTURE 13
PART III LAND STEWARDSHIP POLICIES 23
DEVELOPMENT CRITERIA 23
LAND USE DESIGNATIONS 26
Urban Area and the Regional Urban Structure 27
Agricultural System and Agricultural Area 63
Hamlets and Rural Clusters 76
Mineral Resource Extraction Areas 77
Natural Heritage System 86
Regional Waterfront Parks 98
North Aldershot Policy Area 100
Milton Education Village Complementary Greenbelt Lands Policy Area 103
CONSTRAINTS TO DEVELOPMENT 106
Greenbelt Natural Heritage System 106
Parkway Belt Transportation and Utility Corridors 108
Future Strategic Employment Areas 109

Municipal Wellhead Protection Zones *109*
Prime Agricultural Areas *110*
Identified Mineral Resource Areas *111*
Key Features within the Greenbelt and Regional Natural Heritage Systems *111*
PART IV HEALTHY COMMUNITIES POLICIES **113**
ENVIRONMENTAL QUALITY *113*
Goal and General Policies *113*
Air and the Ambience *114*
Water *117*
Land *124*
Solid Waste Management *127*
HUMAN SERVICES *130*
Goals and General Policies *130*
Basic Material Support *132*
Public Safety *132*
Social Support Services *133*
Involvement in Public Decision-Making *134*
Cultural and Recreational Services *135*
Health Services *135*
CULTURAL HERITAGE RESOURCES *136*
ECONOMIC DEVELOPMENT *138*
TRANSPORTATION *142*
ENERGY AND UTILITIES *153*
PART V IMPLEMENTATION **157**
PURPOSE *157*
PLANS AND THE PLANNING PROCESS *157*
Conformity of Plans *157*
Planning and Development Approval *158*
Planning and Provincial Environmental Assessment *161*
GUIDELINES AND ADVISORY COMMITTEES *162*
IMPLEMENTATION OF SPECIAL PROJECTS *164*

Regional Waterfront Parks *164*
Regional Natural Heritage System *165*
Halton Green Fund *165*
Support for Agriculture *165*
Community Improvement Plans *166*
MONITORING *166*
GOVERNANCE AND FISCAL MEASURES *168*
PART VI DEFINITIONS 171

PART I INTRODUCTION

PURPOSE

1. This Regional Official Plan, or commonly referred to as The Regional Plan, is adopted by the Council of the Regional Municipality of Halton to solidify decisions taken in the past and to give clear direction as to how physical development should take place in Halton to meet the current and future needs of its people. It is also intended to reflect their collective aims and aspirations, as to the character of the landscape and the quality of life to be preserved and fostered within Halton. Finally, the Plan clarifies and assists in the delivery of Regional services and responsibilities as set out in the Planning Act, the Municipal Act, and other pertinent Provincial legislation.

2. This Plan outlines a long term vision for *Halton*'s physical form and community character. To pursue that vision, it sets forth *goals* and *objectives*, describes an urban structure for accommodating growth, states the *policies* to be followed, and outlines the means for implementing the *policies* within its property tax base and other financial resources.

3. *Policies* of this Plan indicate positions to which Regional Council is committed or which Council will work towards attaining. They also describe processes to be followed in arriving at decisions, changes to be sought in Provincial legislation, and *policy* positions to be required in the Official Plans and Zoning By-laws of Burlington, Oakville, Milton and Halton Hills.

4. For the purpose of the Planning Act and the Municipal Act, Parts I to VI of this Plan, inclusive of maps, figures and tables, shall be considered the Official Plan of the Regional Municipality of Halton.

5. The short title of this Plan is Halton Region Official Plan followed by the year in which the Plan was approved in parentheses.

APPROACH

6. This Plan is preceded by an earlier version that was adopted by Regional Council in September 1978 and approved, except for certain parts, by the Minister of Housing in August 1980, and which has been amended from time to time since then. This earlier version will hereafter be referred to as the 1980 Regional Plan.

7. To arrive at this new version of The Regional Plan, the following major steps were taken:

(1) 1989—A comprehensive review of the effectiveness of existing *policies* in the 1980 Plan.

(2) 1990—A public and agency consultation program on planning issues and concerns as they affect *Halton*; analysis of the comments received; and direction by Council as to the general thrust to revise the Plan.

(3) 1991—Publication of a vision document under the title Report B4: Land Stewardship and Healthy Communities, A Vision for the 90's and Beyond (Draft); a public and agency consultation program on Report B4; analysis of the comments received; and Council adoption of Report B4—with minor modifications—as the basis for rewriting The Regional Plan.

(4) 1992—Preparation of a draft of the new Plan.

(5) 1993—A public and agency consultation program on the draft Plan; analysis of the comments received; and adoption by Council of this Plan.

(6) 2001-2004—A major review, including an extensive public and agency consultation program, of this Plan as required by the Planning Act.

(7) 2009—A major review, including an extensive public and agency consultation program, of this Plan undertaken as part of a planning process called Sustainable Halton and also as required under Section 26 of the Planning Act.

(8) 2014-2022 – A major review, including extensive public and agency consultation, of this Plan undertaken to achieve conformity with Provincial plans and legislation in accordance with Section 26 of the Planning Act, and implemented to date through separate amendments addressing growth-related components, with all other matters to be addressed through future amendment.

8. This Plan has included the provisions of the Parkway Belt West Plan, the Niagara Escarpment Plan, the Growth Plan for the Greater Golden Horseshoe, and the Greenbelt Plan as they affect *Halton* and in a manner as Regional Council considers appropriate for *Halton*.

9. [Section number not in use.]

LEGAL STATUS

10. The official portion of this Plan has been prepared and adopted pursuant to the Planning Act and other pertinent Provincial legislation. These provide, among other things, that no public work be undertaken and no municipal by-law be passed which does not conform to The Regional Plan and, furthermore, that all Official Plans and Zoning By-laws of the Local Municipalities be amended to conform.

11. Where parts of this Plan are pending approval by the Minister of Municipal Affairs and Housing or the Ontario Municipal Board, those relevant parts of the 1980 Regional Plan and its amendments will remain in full force and effect.

REVIEW AND AMENDMENT

12. This Plan will be reviewed and amended as required in the opinion of Regional Council to meet the changing needs of the people of *Halton*, and to reflect responses prompted by new issues, information and societal values.

13. Amendments to this Plan can be initiated by Regional Council, or in response to an application by an individual, the Council of a Local Municipality, or any other *public body*.

14. As Part VII, the Appendix, is not an official part of this Plan, any modifications to the Appendix by Regional Council will not require an amendment to the Plan.

15. The process for amending this Plan will be in accordance with the provisions of the Planning Act and generally consists of the following steps:

(1) An application is made to Regional Council that is deemed to be complete with the necessary supporting information for the amendment.

(2) Council may refuse to process the application, upon which the applicant may refer the matter to the Ontario Municipal Board, or Council may prepare an amendment document and circulate it to *public agencies* and interested parties for comment.

(3) Council will provide the public with the necessary information on the proposed amendment and hold a public meeting, with at least 20 days of advance notice, to receive comments on the proposed amendment.

(4) After considering all comments received, Council will adopt, with the necessary modifications, or refuse to adopt the proposed amendment.

(5) If adopted, the amendment will come into effect provided that the amendment is not appealed within 20 days of Council giving notice of its adoption of the amendment.

(6) The applicant or any other qualified party may, within 20 days after Council giving notice of its adoption of the amendment, or upon Council's refusal to process the application under Section 15(2), or failure to make a decision within 180 days from the date of the application, or refusal to adopt the amendment under Section 15(4), make a request to the Ontario Municipal Board for a hearing and decision.

USES

16. This Plan will be used:

(1) By Regional Council as the basis for decisions and actions on municipal projects, facilities and programs, on proposals submitted for approval or comment, and in the formulation of recommendations to the Provincial and Federal governments,

(2) By the four Local Municipalities in the preparation of their own Official Plans, amendments, and Zoning By-laws,

(3) By other government agencies and departments in preparing plans and programs affecting *Halton*, and

(4) By business, industry and private citizens in considering and preparing their own plans and programs.

GUIDE TO THE PLAN

17. Part II explains the general philosophy and planning vision of the Plan, leading to the two planning concepts of "land stewardship" and "healthy communities." These concepts form the basis for the development of *policies* in this Plan. Part II also describes how *Halton* relates to other planning jurisdictions and introduces the Regional Structure map showing different land use designations in *Halton*.

18. Part III describes *policies* that promote "land stewardship", including *goals*, *objectives*, permitted uses, and general *policies* for each land use designation on the Regional Structure map.

19. Part IV details *policies* contributing to "healthy communities", which may apply to any land use designation.

20. Part V indicates how the Plan is intended to be carried out to achieve the overall planning vision.

21. Part VI is a glossary of terms used by this Plan. Certain terms are used in this Plan for the purpose of achieving conformity with Provincial Plans and policies. For definition of these terms not defined in Part VI, the reader is referred to the Provincial Policy Statement, other relevant Provincial Plans or legislation or the general dictionary definition.

22. Part VII does not form part of this Plan but provides accessory information to assist in understanding this Plan. In the event of conflict between the Appendix and the Plan proper, the latter shall prevail.

23. For users interested in what *policies* govern a specific parcel of land, they should review in detail the relevant parts of Part III and the whole of Part IV. They are also encouraged to refer to Part II to understand the basis for the *policies* and to Part V to see how the *policies* will be applied.

24. Throughout this Plan, a notation such as "Section 65(3)a)" is used to refer to "Section 65, Subsection (3) a)" of the Plan. Terms that are used in accordance with the definitions in Part VI of the Plan are italicised.

24.1 Authority is delegated to staff to make technical changes, without a Plan amendment, that do not alter intent, meaning, or substance, as follows:

(i) alteration of the numbering, arrangement and cross-referencing of provisions;

(ii) correction of clerical, grammatical, and spelling errors

(iii) updating of address references;

(iv) updating of agency and/or *public authority* names;

(v) removal of obsolete and/or redundant policies;

(vi) updating of schedules, tables or graphics; and

(vii) alteration of format or presentation.

24.2 The auxiliary verbs “may”, “should” and “shall” are used throughout this Plan in the following context:

(1) “may” implies that the *policy* is permissive and not mandatory or obligatory;

(2) “should” implies that the *policy* is directive and demands compliance unless proven otherwise on good planning grounds; and

(3) “shall” implies that the *policy* is mandatory and requires full compliance.

[page left blank]

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.

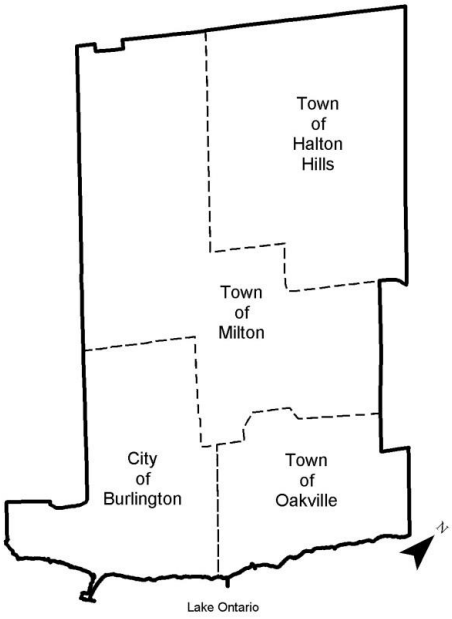
HALTON AND ITS SURROUNDING REGION

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*.

[page left blank]

PART III LAND STEWARDSHIP POLICIES

DEVELOPMENT CRITERIA

57. *Development* is directed to environmentally suitable areas with the appropriate land use designation in accordance with the *goals*, *objectives* and *policies* of this Plan.

58. Uses are permitted as specified for each land use designation provided that:

(1) the site is not considered hazardous to life or property due to conditions such as soil contamination, unstable ground or soil, erosion, or possible flooding;

(1.1) adequate supply of water and treatment of wastewater for the proposed use has been secured to the satisfaction of the *Region*; and

(2) *development* meets all applicable statutory requirements, including regulations, Official Plan *policies*, zoning by-laws, and municipal by-laws.

59. No building permits should be issued by a Local Municipality until Section 58 has been complied with.

60. Where a *lot* is located in more than one land use designation, *development*, if permitted, should be located on that portion of the *lot* within the least *restrictive* designation.

61. In addition to those *policies* governing the land use designation(s) where it is located, *development* may be affected by, and:

(1) shall be consistent with *objectives* and *policies* relating to areas of constraint as shown on Map 1 or Maps 1B through 1G, and the *objectives* and *policies* relating to the Regional Urban Structure as shown on Map 1H;

(2) shall be consistent with all applicable *goals*, *objectives* and *policies* under Part IV of this Plan;

(3) may be subject to the applicable regulations of the appropriate *Conservation Authority*; and

(4) [Section number not in use.]

(5) [Section number not in use.]

(6) shall have regard for the requirement for pre-consultation for Regional Official Plan Amendments and plans of subdivision between the proponent, the *Region*, the approval authorities and agencies, as outlined in Section 187(3), and submission of other information prescribed by the *Region* to support applications

for Regional Official Plan Amendments, plans of subdivision and consent applications, as outlined in Section 187(10) of this Plan.

62. All *development* within the Niagara Escarpment Plan Area is subject to the provisions of the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan, as well as applicable *policies* of this Plan, Local Official Plan, and Local Zoning By-laws.

63. All *development* within the Parkway Belt West Plan Area is subject to the provisions of the Ontario Planning and Development Act, applicable Provincial Land Use Regulations, the Parkway Belt West Plan, the Greenbelt Plan (where applicable) as well as *policies* of this Plan and Local Official Plan, and Local Zoning By-laws.

63.1. All *development* within the Greenbelt Plan Protected Countryside Area and Greenbelt Natural Heritage System, as shown on Map 1, is subject to the provisions of the Greenbelt Act and the Greenbelt Plan, as well as applicable *policies* of this Plan, Local Official Plan, and Local Zoning By-laws.

64. In the event of conflict between provisions of this Plan and those of the Niagara Escarpment Plan, the Parkway Belt West Plan or the Greenbelt Plan, the Provincial Plans shall prevail. Provisions of this Plan that are more *restrictive* than those of the Provincial Plans, however, shall apply unless doing so would conflict with the Provincial Plans.

65. The creation of new *lots* in any land use designation is permitted only by specific *policies* of this Plan.

66. Subject to other *policies* of this Plan, applicable Local Official Plan *policies* and Zoning By-laws, and policies of the applicable Provincial Plan, new *lots* may be created:

(1) for the purpose of acquisition by a *public body*;

(2) for the purpose of consolidating *lots*;

(2.1) for adjusting *lot* lines provided that:

a) the adjustment is minor and for legal or technical reasons such as *easements*, corrections of deeds and quit claims; and

b) the proposal does not result in additional building lots; or

(2.2) for the purpose of creating a new *lot* for conservation purposes as part of the Bruce Trail within the Niagara Escarpment Plan Area provided that the *lot* creation is in accordance with policies of the Niagara Escarpment Plan and is consistent with Regional and Local Official Plan policies.

(3) for an existing *residence surplus to a farm operation* as a result of a *farm consolidation* in the Agricultural System identified on Map 1E, provided that:

a) a minimum of one (1) farm residence is maintained as part of the consolidated farm operation;

b) the *residence surplus to a farm operation* is habitable on the date of the application for severance and meets the local municipal standards for occupancy;

c) the applicant owns and operates the farm operation for a minimum of 3 years, as demonstrated through Land Title and Farm Business Registration Number;

d) as a condition of the severance the retained farm lot shall be either:

[i] merged on title with an adjacent farm lot if *abutting*, or

[ii] zoned to *Agricultural Purposes Only* (APO) to prohibit new dwellings in perpetuity, if non-*abutting*;

e) the lot associated with the *residence surplus to a farm operation*, shall be:

[i] limited in size to the minimum area needed to accommodate private servicing on the property, in keeping with the policies of this Plan; and

[ii] an existing use, built and occupied, since December 16, 2004;

f) the retained farm lot, created as a result of the severance, shall:

[i] be a minimum size of 20 hectares, if non-*abutting*; and

[ii] be in compliance with the Minimum Distance Separation Formulae; and

[iii] not be further severed, except as permitted by other policies of this Plan or relevant Provincial Plans; and

g) notwithstanding the policies of 66(3) c, d[ii], and e [ii], for lands in the Niagara Escarpment Plan Area outside of the Escarpment Natural Area and Mineral Resource Extraction Area, lot creation for a *residence surplus to a farming operation* is subject to the following criteria:

[i] the application for severance of the surplus residence must occur within two (2) years of the date that the lands were acquired as part of a *farm consolidation*;

[ii] lot creation is to be undertaken in accordance with the policies of the Niagara Escarpment Plan; and

[iii] the proposed surplus residence has been built and occupied for not less than ten (10) years, at the time of the application for severance.

67. The creation of new building *lots* on private services must meet minimum criteria set forth by the *Region*'s Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection under Section 101(1.4) of this Plan.

68. *Single detached dwellings*, where permitted by *policies* of this Plan, are limited to one permanent dwelling per *lot* unless:

(1) the residential use is accessory to *agriculture* in which case *objectives* and *policies* relating to the designation apply; or

(2) for the purpose of preserving the local, provincial or national heritage value of an existing *single detached dwelling* within the Niagara Escarpment Plan Area, in which case a second *single detached dwelling* may be permitted in accordance with policies of the Niagara Escarpment Plan and the Local Official Plan.

Such additional dwellings on the same *lot* shall not be the basis for the creation of additional building *lots*.

69. An existing *agricultural operation* is a permitted use in all land use designations outside the Urban Area. Within the Urban Area, *agricultural uses* are encouraged and permitted as interim uses until the lands are required for the orderly phasing of urban *development*.

70. [Section number not in use.]

70.1 For lands falling within the Protected Countryside of the Greenbelt Plan, as shown on Map 1, the location and construction of infrastructure and expansions, extensions, operations, and maintenance of infrastructure are subject to the relevant policies of the Greenbelt Plan.

LAND USE DESIGNATIONS

71. The geographic area of *Halton* is divided into the following mutually exclusive land use designations, as shown on Map 1 with the exception of Regional Waterfront Parks, which are shown by symbol on Map 1 and detailed on Map 2:

(1) Urban Area,

(2) Agricultural Area,

(3) [Section number not in use.]

(4) *Hamlets*,

(5) Mineral Resource Extraction Areas,

(6) Regional Natural Heritage System,

(7) Regional Waterfront Park, and,

(8) North Aldershot Policy Area.

Urban Area and the Regional Urban Structure

72. The *goal* of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters *complete communities*, enhances mobility across *Halton*, addresses climate change, and improves housing affordability, sustainability and economic prosperity.

72.1 The *objectives* of the Urban Area are:

(1) To accommodate growth in accordance with the *Region*'s desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable *natural environment*, and preserve certain landscapes permanently.

(2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.

(3) To provide a range of identifiable, inter-connected and *complete communities* of various sizes, types and characters, which afford maximum choices for residence, work and leisure.

(4) To ensure that growth takes place commensurately both within and outside the *Built Boundary*.

(5) To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages *complete communities*, and is consistent with the *policies* of this Plan.

(6) To identify a Regional Urban Structure that directs growth to *Strategic Growth Areas* and protects Regional *Employment Areas*.

(7) To plan and invest for a balance of jobs and housing in communities across the *Region* to reduce the need for long distance commuting and to increase the modal share for transit and *active transportation*.

(8) To promote the adaptive re-use of *brownfield* and *greyfield sites*.

(9) To facilitate and promote *intensification* and increased densities.

(10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.

(10.1) To direct where employment uses should be located and to protect areas designated for such uses.

(11) To provide opportunities for post-secondary education facilities to locate within *Halton*.

73. [Section number not in use.]

74. The Urban Area consists of areas so designated within the Regional Urban Boundary as delineated on Map 1, where *urban services* are or will be made available to accommodate existing and future urban *development* and amenities.

75. The Urban Area is planned to accommodate the distribution of population and employment for the *Region* and the four Local Municipalities as shown in Table 1, the *intensification* and density targets as shown in Table 2, the Regional phasing as shown in Table 2a, and the targets for *Strategic Growth Areas* as shown in Table 2b.

76. The range of permitted uses and the creation of new *lots* in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All *development*, however, shall be subject to the *policies* of this Plan.

77. It is the *policy* of the *Region* to:

(1) Prepare, in consultation with the Local Municipalities, and adopt population, employment and Regional phasing forecasts in accordance with the distribution of population and employment contained in Table 1. Such forecasts shall:

a) be updated regularly but no less frequently than every five years;

b) be detailed for each Local Municipality;

c) show the annual population and employment increases between the current year and year 2051;

d) contain estimates of the annual number of new housing units by density type, consistent with the housing targets under Sections 86(6) and 86(6.1);

e) contain assignment of population, employment and housing units under Sections 77(1)c) and 77(1)d) to the *Built-Up Area*, *Designated Greenfield Area*, *Employment Areas,* and outside the Urban Area, consistent with Table 2; and

f) contain estimates of *Affordable Housing* units to be achieved annually, consistent with the housing targets under Sections 86(6) and 86(6.1).

(2) Require Local Official Plans to delineate the Regional Urban Boundary.

(2.1) Direct, through Table 2 and Table 2a, to the *Built-Up Area* a minimum of 45 per cent of new residential *development* occurring annually within *Halton* in between 2022 and 2051.

(2.2) Provide an Annual *Intensification* Monitoring Report to Council that will include, for each Local Municipality and for the *Region* as a whole:

a) the number of new housing units occurring in the *Built-Up Area*, in the previous year,

b) the departure, if any, of the numbers under Section 77(2.2)a) from the forecasts under Section 77(1)e),

c) starting in 2016, the cumulative deficit, if any, of new housing units occurring in the *Built-Up Area* between 2015 and the current year, and

d) should there be any significant deficits under Section 77(2.2)c),

[i] an evaluation of the performance and success of the *intensification* measures and *policies* in Section 79.3; and

[ii] recommendations on a list of short term action items prepared in consultation with the Local Municipalities, that can be implemented immediately to more effectively accommodate all *intensification* opportunities prior to the next Monitoring Report.

(2.3) Through amendment to this Plan, implement, without impacting the Region's commitments related to the financial and implementation plan under Section 77(17), a strategy to redress any significant deficits under Section 77(2.2)c) that may include one or more of the following measures:

a) updating the assignment of housing units to the *Built-Up Area* under Section 77(1) e) for the period between the current year and 2051 while maintaining the *intensification* targets of Table 2;

b) limiting the annual number of new housing units occurring in the *Designated Greenfield Area* based on forecasts under Section 77(1)e);

c) requiring, once the limit under Section 77(2.3)b) is reached in any year, Local Municipalities to consider only approval of joint applications for *development* from both the *Built-Up Area* and the *Designated Greenfield Area* that deliver a minimum of 45 per cent of new units in the *Built-Up Area*; and/or

d) in consultation with the Local Municipalities and the *development* industry, investigating incentives to promote *intensification* and seek Provincial assistance, financial or otherwise, to support such incentives.

(2.4) Require development occurring in Designated Greenfield Areas to:

a) contribute towards achieving the *development density* target of Table 2 and the Regional phasing of Table 2a;

b) contribute to creating healthy communities;

c) create street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;

d) provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods; and

e) create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and *active transportation*.

(3) Require the Local Municipalities and encourage *public agencies* in *Halton* to adopt and use the population and employment forecasts established under Section 77(1), as well as the population and employment distribution contained in Table 1, the targets contained in Table 2, 2a, and 2b as the basis for their plans and provision of services.

(4) Require the Local Municipalities to demonstrate with sufficient details, through their respective Official Plans and amendments thereof, how the distribution of population and employment in Table 1, the targets in Table 2 and 2b, and the Regional phasing in Table 2a can be achieved and maintained at all times.

(5) Require the Local Municipalities to prepare *Area-Specific Plans* or policies for major growth areas, including the *development* or redevelopment of communities. The area may contain solely employment lands without residential uses or solely a *Strategic Growth Area*. Such plans or policies shall be incorporated by amendment into the Local Official Plan and shall demonstrate how the *goals* and *objectives* of this Plan are being attained and shall include, among other things:

a) a general statement of the intended character of the area or community,

b) boundaries of the area or community,

c) policies for the protection of the Regional Natural Heritage System and for the protection of public health and safety within *hazard lands*,

d) capacity targets of population, housing units and employment, including targets for *Affordable Housing*,

e) land use patterns that promote mixed-use, compact, transit-supportive, walkable communities, including the locations of local facilities for social, cultural, recreational, educational and religious purposes,

f) location, types and density of residential and employment lands that contribute to creating healthy communities through:

[i] urban design,

[ii] diversity of land uses,

[iii] appropriate mix and densities of housing,

[iv] provision of local parks and open space,

[v] strengthening live-work relationship through a proper balance of residential and employment land uses, and

[vi] promoting *active transportation* and public transit use.

f.1) consideration for land use compatibility in accordance with Regional and Ministry of the Environment guidelines,

g) overall *development density* for the area or community and, if it is located within the *Designated Greenfield Area*, how this density will contribute towards achieving the minimum overall *development density* for *Designated Greenfield Areas* in the Local Municipality as set out in Table 2 and the Regional phasing as set out in Table 2a,

h) a transportation network that promotes public transit and *active transportation*, including a strategy for early introduction of transit services,

i) *development* phasing,

j) storm water management or, if the scale of *development* justifies, a Sub-watershed Study as per Section 145(9),

k) Environmental Impact Assessments, if any part of the Regional Natural Heritage System is affected in an area not covered by a Sub-watershed Study,

l) an Air Quality Impact Assessment based on guidelines under Section 143(2.1),

m) water and wastewater servicing plans,

n) provision of *utilities*,

o) a fiscal impact analysis,

p) a community *infrastructure* plan, based on Regional guidelines, describing where, how and when public services for health, education, recreation, socio-cultural activities, safety and security and *Affordable Housing* will be provided to serve the community, and

q) an Agricultural Impact Assessment on potential impact of urban *development* on existing *agricultural operations*, including the requirement for compliance with the *Minimum Distance Separation formulae* where an *agricultural operation* is outside the Urban Area.

(6) Require Local Official Plans to specify *development* phasing strategies within the Urban Area consistent with the *policies* of this Plan, giving priority to achieving the distribution and Regional phasing as set out in Tables 1, 2, and

2a, *development* of *Strategic Growth Areas*, employment lands, infilling and completion of existing neighbourhoods and communities. Each *development* phase shall support the creation of healthy communities.

(7) Introduce, only by amendment(s) to this Plan, an expansion to the Regional Urban Boundary based on a *municipal comprehensive review* undertaken under Section 26 of the Planning Act, provided that it can be demonstrated that:

a) sufficient opportunities to accommodate the distribution of population and employment in Table 1, based on the minimum *intensification* and density targets in Table 2 and 2b, are not available within the Regional Urban Boundary;

b) the expansion makes available sufficient lands to accommodate population and employment growth not exceeding the time horizon of this Plan, based on a land needs assessment, while minimizing land consumption; and

c) the timing of the expansion and the phasing of development within the new *Designated Greenfield Areas* will not adversely affect the achievement of the minimum *intensification* and density targets in Table 2 and 2b, the Regional phasing in Table 2a, and other *policies* of this Plan.

(8) Where the need for an expansion of the Regional Urban Boundary has been justified in accordance with Section 77(7), the feasibility and the most appropriate location of the expansion area will be determined based on the relevant policies of this Plan, including the following:

a) existing or planned *infrastructure*, *public service facilities*, and *human services* required to accommodate the proposed expansion have sufficient capacity to support the proposed expansion and can be provided in a financially and environmentally sustainable manner, based on a financing plan, demonstrating financial viability over the full life cycle of these assets, communicated to the public and subsequently approved by Council;

b) the proposed expansion is informed by applicable water and wastewater master plans or the equivalent, and *stormwater master plans* or the equivalent, as appropriate;

c) the proposed expansion, including associated water, wastewater and stormwater servicing, are planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the *water resource system*, including the *quality and quantity of water*;

d) the proposed expansion avoids *key hydrologic areas* and the *Growth Plan Natural Heritage System*, where possible;

e) the proposed expansion avoids *Prime Agricultural Areas*, as shown on Map 1E, where possible, and, to support the *Agricultural System*, alternative locations across the *Region* have been evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the *Agricultural System* in accordance with the following:
   [i] the lands do not comprise *specialty crop areas*;
   [ii] there are no reasonable alternatives that avoid *Prime Agricultural Areas*; and
   [iii] there are no reasonable alternatives on lower priority agricultural lands within the *Prime Agricultural Areas*;

f) the proposed expansion is in compliance with the *Minimum Distance Separation formulae*;

g) any adverse impacts on the *agri-food network* from the proposed expansion, including impacts from the expansion on *agricultural operations* adjacent or close to the Urban Area, are avoided, or if avoidance is not possible, are minimized and mitigated as determined through an *agricultural impact assessment*;

h) the proposed expansion is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe;

i) the proposed expansion is located outside of and will meet the requirements of the Niagara Escarpment Plan and the Greenbelt Plan, and will meet the requirements of the applicable source protection plans;

j) the proposed expansion is logical, contiguous to the existing urban area with readily identifiable boundaries, supportive of the efficient use of existing and planned *infrastructure*, *public service facilities*, and *human services,* including access and connection to Provincial Highways and planned inter-regional public transportation systems, and consistent with *goals*, *objectives* and *policies* of this Plan;

k) the proposed expansion is consistent with the *goals*, *objectives* and *policies* of this Plan and are based on, among other things, the following:
   [i] alternative *development* scenarios and their implications with respect to efficient use of urban *infrastructure*, ease of access to existing and planned transportation facilities, community services, retail requirements, *mineral aggregate resources*, *agriculture*, and the natural and social environments, and the consistency of the alternative scenarios with the criteria set out in Section 77(8)a) to 77(8)j) inclusive,
   [ii] a fiscal impact analysis of the new growth on the *Region* and the Local Municipalities,
   [iii] criteria for evaluating such scenarios and the evaluation thereof,

[iv] an extensive public consultation program throughout the comprehensive review,

[v] preparation or update of a multi-year master plan for the phasing in of *urban services* and transportation facilities, and

[vi] the identification of employment lands within the proposed expansion area that should be designated and protected for the long-term due to their proximity to major transportation facilities and *infrastructure*.

(9) Notwithstanding Section 77(7) of this Plan, the *Region* may adjust the Regional Urban Boundary through an amendment to this Plan outside of a *municipal comprehensive review,* provided:

a) there will be no net increase in the land within the Regional Urban Boundary;

b) the adjustment would support the Region's ability to meet the *intensification* and density targets of this Plan;

c) the location of any lands added to the Regional Urban Boundary satisfies the applicable requirements of Section 77(8);

d) the location of any lands added to the Regional Urban Boundary are not in the Greenbelt Plan area; and

e) the lands to be added to the Regional Urban Boundary are serviced by municipal water and wastewater systems and there is sufficient reserve *infrastructure* capacity to service the lands.

(10) Notwithstanding Section 77(7) of this Plan, the *Region* may expand the Regional Urban Boundary through an amendment to this Plan in advance of a *municipal comprehensive review* provided:

a) the lands that are added to the Regional Urban Boundary are planned to achieve or exceed the minimum density target for the *Designated Greenfield Area* or *Employment Areas* as identified in Table 2, as appropriate;

b) the location of the lands that are added to the Regional Urban Boundary satisfy the applicable requirements of Section 77(8);

c) the location of any lands added to the Regional Urban Boundary is outside of the Greenbelt Plan area;

d) the *settlement area* is serviced by municipal water and wastewater systems and there is sufficient reserve *infrastructure* capacity to service the lands added to the Regional Urban Boundary;

e) the additional lands added to the Regional Urban Boundary and the associated forecasted growth will be fully accounted for in the land needs assessment associated with the next *municipal comprehensive review*; and

f) the amount of land to be added to the Regional Urban Boundary is no larger than 40 hectares.

(11) Monitor regularly the demand and supply of urban *development* lands to ensure that there is sufficient lead time to undertake the *municipal comprehensive review* under Section 77(7) and, if necessary, initiate the appropriate studies prior to a five-year review of this Plan.

(12) Prepare, in conjunction with the Local Municipalities, the School Boards and Provincial agencies responsible for other *human services*, a Joint *Infrastructure* Staging Plan, based on the distribution of population and employment in Table 1 and their forecasts under Section 77(1), and any community *infrastructure* plans under Section 77(5)p), as well as Local and Regional *development* phasing strategies, to ensure that *infrastructure*, *public service facilities*, and *human services* to support *development* is planned and financing is secured in advance of need. The Staging Plan shall be updated periodically and assist in setting development charges and preparing master plans for the provision of Regional services, in accordance with the Provincial Class Environmental Assessment process.

(13) On the basis of the Joint *Infrastructure* Staging Plan, seek funding assistance and coordination of their expenditures from the Federal and Provincial governments for the orderly and timely provision of *infrastructure*, *public service facilities*, and *human services*.

(14) Coordinate with the Local Municipalities the preparation of Regional and Local capital budgets and forecasts to implement the municipal portion of the Joint *Infrastructure* Staging Plan.

(15) Require the *development* industry to absorb its share of the cost of the provision of *infrastructure*, *public service facilities*, and *human services* as permitted by applicable legislation and that any financial impact of new *development* or redevelopment on existing taxpayers be based on a financing plan communicated to the taxpayers and subsequently approved by Council. Such a financing plan may provide measures such as staging or contingent provisions to demonstrate that the provision of *infrastructure* and *public service facilities* under the Joint *Infrastructure* Staging Plan by Provincial and Federal Governments and other service providers are co-ordinated with those by the Region and Local Municipalities so that the health and well-being of the community is advanced in a fiscally responsible manner.

(16) Require the Local Municipalities to phase *development* to the year 2051 in accordance with Map 5, Regional Phasing Map, Table 2a Regional phasing, and the *policies* of this Plan. The progression from one phase to the subsequent phase within a municipality is independent for each municipality and is also

independent for employment and residential lands. The preparation, processing and approval of large scale plans such as *Area-Specific Plans* and the preparation and processing of Zoning By-laws and planning applications for site-specific *development*, such as applications for draft plan of subdivision approval on lands in the 2022-2051 phase on Map 5 can proceed prior to 2021 but must be in accordance with Section 77(17).

(17) Require the following prior to the Local Municipality approving *development* within any Regional phase and prior to the progression of *development* from one Regional phase to the next as set out on Map 5 as modified:

a) approval by Regional Council of a financial and implementation plan, including financial commitment by the private *development* sector to absorb its share of the cost of the provision of the necessary *infrastructure*, *public service facilities*, and *human services* as permitted by applicable legislation. The financial and implementation plan shall be based on:

[i] *Area-Specific Plans* or a generalized land use map in the Local Official Plan that meets the requirements of Section 77(5) showing land use designations and community structure approved by the Local Municipality, and

[ii] the municipal portion of the Joint *Infrastructure* Staging Plan as described in Section 77(12);

b) approval of applicable development charge by-laws;

c) determination by Regional Council that the *intensification* targets in Table 2, and the Regional phasing in Table 2a as monitored through Sections 77(2.2) and 77(2.3), can be reasonably achieved;

d) Regional phasing, as outlined in Table 2a, shall be used as a guiding principle for the movement between phases of *development* and shall apply to Sections 77(5), 77(12) and 77(15);

e) unused Regional phasing from Table 2a will be carried forward to following years to achieve the Regional phasing outlined in Table 2a.

(18) Require the Local Municipalities to include in their Official Plans detailed sub-phasing *policies* to set out additional local requirements for the progression of *development* from one sub-phase to the next in accordance with the *policies* of this Plan.

(19) Apply the following specific *policy* for the progression of Regional phases or Local Municipal sub-phases:

a) The *Region*, in consultation with the Local Municipality, may revise the specific *policies* for the progression of Regional Phases or Local Municipal sub-

phases if one landowner or group of owners delays the continuous progression of residential growth.

(20) Notwithstanding Section 77(16) through Section 77(19) of this Plan, permit the provision of water and wastewater services to municipal *infrastructure* and facilities and public institutions located within any Regional phase, if deemed prudent and feasible by Regional Council.

(20.1) Notwithstanding Section 77(16) of this Plan, the lands municipally known as 8079 Eighth Line and part of Lot 1, Concession IX, former Township of Esquesing, in the Town of Halton Hills may be permitted to develop prior to 2021 in accordance with the other policies of this Plan, provided that a Local Official Plan Amendment is approved that:

a) demonstrates how the lands can be integrated into an Area-Specific Plan, including by addressing the appropriate requirements of Section 77(5) of this Plan; and

b) supports the development of a major employment use.

(21) Co-ordinate the planning and approval process of large-scale major retail uses whose primary trade area extends beyond the boundary of the Local Municipality where it is proposed by ensuring:

a) any affected Local Municipalities are engaged early in the planning process and consulted throughout the approval process;

b) there is a need for the proposed use in both the short term and the long term and for the Local Municipality itself and the *Region* as a whole;

c) existing retail uses within the primary trade area, especially historic ones such as those in the downtown areas, are not unduly affected;

d) appropriate studies on the impact of the proposed use on the surrounding area are carried out as required by and to the satisfaction of the Local Municipality and the *Region*;

e) the proposed location of the use supports the *intensification* and healthy communities principles of this Plan and does not displace existing or planned non-retail employment uses near *highway* interchanges;

f) the use is incorporated by amendment to the Local Official Plan with its own separate designation; and

g) all Local and Regional *policies* and requirements, financial or otherwise, are met.

(22) Require the Local Municipalities to include in their Official Plans development criteria to ensure that, outside of *Employment Areas*, the redevelopment of any

employment lands will retain space for a similar number of jobs to remain accommodated on site.

Regional Urban Structure

78. Within the Urban Area, the Regional Urban Structure, as shown on Map 1H, implements Halton's planning vision and growth management strategy to ensure efficient use of land and *infrastructure* while supporting transit, and the long-term protection of lands for employment uses.

The Regional Urban Structure consists of the following structural components:

(1) *Strategic Growth Areas*;

(2) Regional *Employment Areas*;

(3) *Built-Up Areas*; and

(4) Designated Greenfield Areas.

78.1 The *objectives* of the Regional Urban Structure are:

(1) To provide a structure and a hierarchy in which to direct population and employment growth within the Urban Area to the planning horizon of this Plan;

(2) To focus a significant proportion of population and certain types of employment growth within *Strategic Growth Areas* through mixed use *intensification* supportive of the local role and function and reflective of its place in the hierarchy of *Strategic Growth Areas* identified in this Plan;

(3) To provide increased opportunities for the development of *Affordable Housing*, particularly within *Strategic Growth Areas*;

(4) To identify Regional *Employment Areas* and protect them for long-term employment use, while providing flexibility to address changes in the role and function of these areas in relation to prevailing trends in the economy of the Region.1

(5) To support climate change mitigation by directing growth to areas that will support achieving *complete communities* and the minimum intensification and density target of this Plan as well as reducing dependence on the automobile and supporting existing and planned transit and *active transportation*.

Strategic Growth Areas

79. The *objectives* of the *Strategic Growth Areas* are:

(1) To provide an urban form that is complementary to existing developed areas, uses space more economically, promotes live-work relationships, fosters social interaction, enhances public safety and security, reduces travel by private automobile, promotes active transportation, and is environmentally more sustainable in order to promote the development of *complete communities*.

(2) To provide opportunities for more cost-efficient and innovative urban design.

(3) To provide a range of employment opportunities, facilities and services in centralized locations that are readily accessible by public transit.

(4) To provide a diverse and compatible mix of land uses, including residential and employment uses, to support neighbourhoods.

(5) To create a vibrant, diverse and pedestrian-oriented urban environment.

(6) To cumulatively attract a significant portion of population and employment growth.

(7) To provide high quality public parks and open spaces with site design and urban design standards that create attractive and vibrant places to promote the development of *complete communities*.

(8) To support transit and *active transportation* for everyday activities.

(9) To generally achieve higher densities than the surrounding areas.

(10) To achieve an appropriate transition of built form to adjacent areas.

(10.1) To conserve *cultural heritage resources* in order to foster a sense of place and benefit communities in *Strategic Growth Areas*.

79.1 *Strategic Growth Areas* are integral to the Regional Urban Structure within the Urban Area and consist of:

(1) *Urban Growth Centres*, as delineated as an overlay on top of the Urban Area on Map 1H and Map 6, subject to specific *policies* in Section 80.1, in addition to those for *Strategic Growth Areas*,

(2) *Major Transit Station Areas* as delineated on Map 1H and Map 6 and identified by symbol on Map 3, which generally consist of areas within 500 m to 800 m of the Major Transit Station, subject to specific *policies* in Section 81, in addition to those for *Strategic Growth Areas*,

(3) Primary and Secondary *Regional Nodes* as shown on Map 1H due to their contribution to the Regional Urban Structure, subject to *policies* in Sections 82 to 82.2, which have a concentration of residential and employment uses with *development densities* and patterns supportive of *active transportation* and public transit;

(4) *Regional Intensification Corridors* as shown on Map 1H and subject to *policies* in Sections 82.3 to 82.7, which consist of areas along *Higher Order Transit* Corridors and selected *Arterial Roads* within the Urban Area, which connect other elements of the Regional Urban Structure and support achieving residential and employment densities to ensure the viability of existing and planned transit *infrastructure* and service, and

(5) *Local Nodes* and *Local Intensification Corridors* as identified in Local Official Plans, which have a concentration of residential and/or employment uses with *development densities* and patterns supportive of *active transportation* and public transit.

79.2 The Regional Urban Structure contains a hierarchy of *Strategic Growth Areas* as delineated or identified by symbol on Map 1H:

(1) *Urban Growth Centres* / *Major Transit Station Areas* on a *Priority Transit Corridor*;

(2) *Urban Growth Centres* / *Major Transit Station Areas* on a Commuter Rail Corridor;

(3) *Major Transit Station Areas* on a *Priority Transit Corridor*;

(4) *Major Transit Station Areas* on a Commuter Rail Corridor;

(5) Primary *Regional Nodes*;

(6) Secondary *Regional Nodes*; and,

(7) *Regional Intensification Corridors*.

The Regional Urban Structure is supported by the *Local Urban Structures* identified in Local Official Plans which reflect this hierarchy of *Strategic Growth Areas* and may include additional *Local Nodes and Local Intensification Corridors*.

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.

79.3 It is the *policy* of the *Region* to:

(1) Direct *development* with higher densities and mixed uses to *Strategic Growth Areas* in accordance with the hierarchy identified in Section 79.2 of this Plan.

(2) Require Local Official Plans to identify *Strategic Growth Areas* with detailed boundaries in accordance with the *objectives* and *policies* of this Plan, and for *Urban Growth Centres*, *Major Transit Station Areas*, and Primary *Regional Nodes*, in accordance with the boundaries as delineated on Map 1H and Map 6.

(3) Require the Local Municipalities to prepare detailed official plan *policies* or an *Area-Specific Plan* for the *development* of a new *Strategic Growth Area* or the re*development* of an existing *Strategic Growth Area*, in accordance with Sections 48 and 77(5) or for a *Major Transit Station Area*, in accordance with Section 81.2(4) of this Plan. The provisions for *Strategic Growth Areas* may be incorporated as part of a larger community plan.

(4) Require *Area-Specific Plans* or policies for *Strategic Growth Areas* to include:

a) a transportation network designed to integrate *active transportation*, local transit services and inter-municipal/inter-regional *higher order transit* services; and

b) urban design guidelines to promote *active transportation* and transit-supportive land uses in accordance with Regional standards under Section 79.3(5).

(5) Adopt alternative design standards for *Arterial Roads* through *Strategic Growth Areas* to promote *active transportation*, pedestrian-oriented *development* and transit-friendly facilities while maintaining the mobility function of the Major *Arterial Road*.

(6) Require the Local Municipalities to ensure the proper integration of *Strategic Growth Areas* with surrounding neighbourhoods through pedestrian walkways, cycling paths and transit routes, and the protection of the physical character of these neighbourhoods through urban design.

(7) Require the Local Municipalities to:

a) include Official Plan *policies* and adopt Zoning By-laws to meet *intensification* and mixed-use *objectives* for *Strategic Growth Areas*;

b) prescribe in Official Plans and Zoning By-laws minimum *development densities* for lands within *Strategic Growth Areas* in accordance with Table 2b, where applicable;

c) prohibit site-specific reductions to *development density* within a *Strategic Growth Area* unless it is part of a review of the Local Official Plan or a review

of the *Area-Specific Plan* for the *Strategic Growth Areas* and only if it is not identified as a protected major transit station area and where it is demonstrated that the change will not impact the ability to achieve the targets in Table 2b; and

d) promote *development densities* that will support existing and planned transit services.

(7.1) Encourage the Local Municipalities to implement a Community Planning Permit System under the Planning Act for *development* approvals within *Strategic Growth Areas* and in which case, require that such a system be consistent with *policies* of this Plan.

(7.2) Consider *intensification* and *development* of *Strategic Growth Areas* as the highest priority of urban *development* within the *Region* and implement programs and incentives, including Community Improvement Plans, Community Planning Permit System, and Inclusionary Zoning in Protected *Major Transit Station Areas* under the Planning Act, to promote and support *intensification* and further the development of *Affordable Housing*.

(7.3) Ensure that *Strategic Growth Areas* are *development*-ready by:

a) making available at the earliest opportunity water, waste water and transportation service capacities to support the *development densities* prescribed for *Strategic Growth Areas*; and

b) requiring Local Municipalities to adopt the Zoning By-laws under Section 79.3(7), or equivalent Official Plan *policies* having the same effect, within one year of the approval of the Local Official Plan amendment introducing the *Strategic Growth Areas*.

(8) Encourage the Local Municipalities to adopt parking standards and *policies* within *Strategic Growth Areas* to promote the use of *active transportation* and public transit.

(9) Encourage the Local Municipalities to consider planning approval, financial and other incentives to promote the *development* of *Strategic Growth Areas*.

(10) Direct Regional services and facilities, appropriate in an urban setting, to *Strategic Growth Areas* and encourage the Local Municipalities and other *public agencies* to do the same.

(10.1) Require the Local Municipalities to direct *major office*, retail and appropriate major institutional *development* to *Urban Growth Centres*, *Major Transit Station Areas*, Primary *Regional Nodes,* areas with existing *frequent transit* services, or existing or planned *higher order transit* services.

(11) Monitor, in conjunction with the Local Municipalities and through the Annual *Intensification* Monitoring Report under Section 77(2.2) of this Plan, the performance of the *Strategic Growth Areas* in achieving the *goals* and *objectives* and implementing the *policies* and targets of this Plan.

(12) Ensure the long-term operational and economic viability of existing or planned *major facilities*, and achieve land use compatibility between *major facilities* and *sensitive land uses* within or adjacent to *Strategic Growth Areas* in accordance with Section 143(12) of this Plan.

(13) Require Local Municipalities to plan for employment uses within *Strategic Growth Areas* by:

a) establishing development criteria to ensure that, outside of *Employment Areas*, the redevelopment of any employment lands will retain space for a similar number of jobs to remain accommodated on site;

b) implementing policies and development criteria that support planning to achieve over the long-term, where applicable, a target proportion of residents and jobs in accordance with Section 55.3 and Table 2b of this Plan;

c) utilizing tools such as Community Improvement Plans, Community Planning Permit Systems, Local Zoning By-laws, and other appropriate implementation tools to support, the development of employment uses; and

d) monitoring on a regular basis and in conjunction with the *Region*, residential and employment development within *Strategic Growth Areas* to assess progress toward achieving the targets identified in Table 2b and/or an *Area-Specific Plan*, and, if there are significant deficits or deviations from these targets, developing a strategy to redress them as part of a review of the Local Official Plan or applicable *Area-Specific Plan*.

(14) Only permit the addition of new *Strategic Growth Areas* to the Regional Urban Structure through a *municipal comprehensive review* of this Plan.

(15) Only permit the addition of new *Local Nodes* to a *Local Urban Structure*, if initiated by the Local Municipality through a review of a Local Official Plan.

Urban Growth Centres

80. The *objectives* of the *Urban Growth Centres*, as delineated on Map 1H, are:

(1) To serve as focal areas for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses;

(2) To accommodate and support the transit network at the regional scale and provide connection points for inter- and intra-regional transit;

(3) To serve as high density major employment centres that will attract provincially, nationally or internationally significant employment uses; and

(4) To function as the primary *Strategic Growth Areas* of the Regional Urban Structure hierarchy where a significant share of population and employment growth will be accommodated.

80.1 The *Urban Growth Centres* are *Strategic Growth Areas*, which in turn are parts of the Urban Area and therefore are subject to the *objectives* and *policies* for both *Strategic Growth Areas* and the Urban Area. The boundaries of the *Urban Growth Centres* as delineated on Map 1H are to be interpreted in accordance with Section 52 of this Plan.

80.2 It is the *policy* of the *Region* to:

(1) Require *Urban Growth Centres* to be planned to achieve a minimum *development density* target of 200 residents and jobs combined per gross hectare by 2031 or earlier, as identified in Table 2b.

(2) Require Local Official Plans to show how policies have been developed to plan to achieve the *development density* target for *Urban Growth Centres* under Section 80.2(1), including the submission to the *Region* of any supporting background documentation.

80.3 Sections 80 to 80.2 continue to apply to applications for official plan amendments, zoning by-law amendments and draft plans of subdivision or condominium approvals made prior to the approval by the Minister of Municipal Affairs and Housing of Amendment 48 to this Plan if the lands that are the subject of the application were within an *Urban Growth Centre* prior to the Minister's approval of Amendment 48.

Major Transit Station Areas

81. The *objectives* of the *Major Transit Station Areas*, as delineated on Map 1H and Map 6, are:

(1) To leverage *infrastructure* investments and the development of *public service facilities* to support a significant share of growth, and achieve transit support densities through existing or planned *frequent transit* service.

(2) To provide a range and mix of transit-supportive uses, such as residential, retail, office and public uses, as well as *public service facilities* and parks and open spaces that support the area in a pedestrian-oriented urban environment.

(3) To function as an important *Strategic Growth Area* component of the Regional Urban Structure and leverage *infrastructure* investment and *frequent transit* service to accommodate increased densities and transit-supportive growth.

(4) To achieve *multimodal* access to stations and support *complete communities*.

(5) To plan for a diverse mix of uses, including additional residential units and *Affordable Housing*, where appropriate.

(6) To protect existing employment uses within and adjacent to *Major Transit Station Areas* by ensuring land use compatibility with adjacent new development is achieved. New developments are required to meet the Provincial Policy Statement, 2020 requirements for land use compatibility.

(7) To maximize the number of potential transit users within walking distance of a station, while considering contextually appropriate *intensification* opportunities within stable residential neighbourhoods to ensure the protection of neighbourhood character, to be determined through the preparation of *Area-Specific Plans*.

Protected Major Transit Station Areas

81.1 The *Major Transit Station Areas* (including the *Major Transit Station Areas* that are also *Urban Growth Centres*), with minimum density targets as identified on Table 2b, and as delineated on Map 1H and Map 6, are identified as Protected *Major Transit Station Areas* in accordance with Section 16(16) of the Planning Act.

(1) Official plans of relevant Local Municipalities are required to include policies that,

a) identify the authorized uses of land in the area and of buildings or structures on lands in the area; and

b) identify minimum densities that are authorized with respect to buildings and structures in the area.

(2) The Region's approval is required for local official plan amendments which add, amend or revoke the protected major transit station area policies under policy 81.1 (1).

81.2 It is the *policy* of the *Region* to:

(1) Direct development with higher densities and mixed uses to *Major Transit Station Areas* in accordance with the hierarchy of *Strategic Growth Areas* identified in Section 79.2 of this Plan.

(2) Require Local Official Plans to plan to achieve:

a) the minimum density target for each *Major Transit Station Area* as prescribed in Table 2b, which may be achieved beyond the planning horizon of this Plan; and

b) a general target proportion of residents and jobs within each *Major Transit Station Area* in accordance with Section 55.3 and Table 2b of this Plan, where applicable.

(2.1) The minimum density target for an individual *Major Transit Station Area* may be revised as part of the *municipal comprehensive review*, to address recommendations of the *municipal comprehensive review* and/or Local Municipal planning studies.

(3) Require the Local Municipalities to delineate the boundaries of *Major Transit Station Areas* in accordance with Map 1H and Map 6 in their Official Plans.

(4) Require the Local Municipalities to prepare detailed official plan *policies* or an *Area-Specific Plan* for a *Major Transit Station Area*, in accordance with Sections 48 and 77(5) of this Plan that also:

a) identifies the minimum density target to be achieved expressed as the number of residents and jobs per hectare in accordance with Table 2b.

b) identifies a target proportion of residents and jobs to be planned for in accordance with Section 55.3 and Table 2b of this Plan.

c) identifies land uses to support *complete communities*.

d) prohibits the establishment of land uses and built form that would adversely affect the achievement of the targets established in Table 2b.

e) identifies and protects lands that may be needed for future enhancement or expansion of transit *infrastructure*, as appropriate.

f) achieves land use compatibility, by ensuring that the planning and development of *sensitive land uses* or *major office* uses, avoids, or where avoidance is not possible, minimizes and mitigates *adverse effects* and potential adverse impacts on industrial, manufacturing or other uses that are vulnerable to encroachment, in accordance with Sections 79.3(12) and 83.2(7) of this Plan.

g) identifies transportation and transit networks which are transit-supportive and achieve *multimodal* access to the stations, ensure connections to all transit service, and provide *infrastructure* to support active transportation.

h) encourages alternative development standards, including reduced parking standards in *Major Transit Station Areas*.

i) establishes *Affordable Housing* targets in accordance with the applicable *policies* of Section 86 of this Plan, and inclusionary zoning *policies* authorizing a minimum number of *Affordable Housing* units, and/or a minimum gross floor area of *Affordable Housing*, within residential and mixed use buildings, and providing for their maintenance as *Affordable Housing* units over a period of time where appropriate. The Inclusionary Zoning *policies* will be based on the completion of an assessment report in accordance with the Planning Act, which is to the satisfaction of the Region.

j) includes detailed *policies* and development criteria to ensure that the development of employment uses planned within the *Major Transit Station Area* meet the requirements of Section 79.3(13) of this Plan.

k) may identify stable residential neighbourhoods where only contextually appropriate *intensification* opportunities in keeping with the neighbourhood character are contemplated.

Proposed Major Transit Stations & Major Transit Station Areas

81.3 The *objectives* of any Proposed Major Transit Stations identified on Map 1H are:

(1) To provide opportunities to leverage Provincial transit *infrastructure* investments through the identification and development of new station areas to support growth and achieve transit-supportive densities through existing or planned *frequent transit* service.

(2) To support identification of a new station area that would achieve increased residential and employment densities to support existing and planned transit service.

81.4 It is the *policy* of the Region to:

(1) Require the boundaries of a Proposed *Major Transit Station Area* to be delineated once the location has been determined in accordance with the following principles:

a) establish a preliminary boundary that is within a 500m to 800m radius of the transit station;

b) refine the preliminary boundary to exclude undevelopable lands including the Regional Natural Heritage System or areas protected by Provincial Plans such as the Greenbelt Plan, Niagara Escarpment Plan and the Parkway Belt West Plan.

(2) Once the location of a Proposed *Major Transit Station Area* has been determined and delineated, establish a minimum density target, in accordance with the *policies* of this Plan.

(3) Require the Local Municipalities to prepare an *Area-Specific Plan* for a delineated *Major Transit Station Area* in accordance with Section 81.2(4).

(4) Any review of *development* applications within a *Major Transit Station Area* as delineated on Map 6 or in proximity to a Proposed Major Transit Station identified on Map 1H must consider the *goals*, *objectives* and *policies* of this Plan, including in the period before the Local Municipalities have established *Major Transit Station Area policies* in accordance with Section 16(17) of the Planning Act.

Regional Nodes

82. The *objectives* of the *Regional Nodes*, as shown on Map 1H, are:

(1) To recognize *Strategic Growth Areas* in the Region which are an integral component of the Regional Urban Structure, and are historic downtown areas, or contain or are planned for a concentration of *public service facilities* (i.e. hospitals, universities) and/or transit-supportive, high density uses.

(2) To leverage *infrastructure* investments and the development of *public service facilities* to support forecasted growth.

(3) To provide a range and mix of transit-supportive uses, such as residential, retail, office and public uses that supports the area in a pedestrian-oriented urban environment.

(4) To reflect and reinforce *Local Urban Structures.*

82.1 *Regional Nodes* are shown on Map 1H as follows:

(1) Primary *Regional Nodes* are delineated on Map 1H and Map 6 and are planned to accommodate growth and contain a concentration of *public service facilities* or transit-supportive high-density mixed uses, or which perform a regional transit network function at a scale appropriate for their context:

a) Uptown Core, Oakville;

b) Trafalgar Urban Core, Oakville

c) Hospital District, Oakville;

d) Palermo Village, Oakville;

e) Neyagawa Urban Core, Oakville;

f) Dundas Urban Core, Oakville; and

g) Milton Education Village Innovation District, Milton.

(2) Secondary *Regional Nodes* are identified by symbol on Map 1H and are historic downtown areas or villages, and/or are intended to be a focus for growth through mixed use intensification at a scale appropriate for their context:

a) Uptown Urban Centre, Burlington;

b) Kerr Village, Oakville;

c) Bronte Village, Oakville;

d) Downtown Oakville;

e) Downtown Urban Centre, Burlington;

f) Downtown Georgetown, Halton Hills; and

g) Guelph Street Corridor, Halton Hills.

82.2 It is the *policy* of the *Region* to:

(1) Direct *development* with higher densities and mixed uses to *Regional Nodes* in accordance with the hierarchy identified in Section 79.2, and based on the level of existing and planned transit service.

(2) Require the Local Municipalities to delineate the boundaries of Primary *Regional* Nodes in accordance with Map 1H and Map 6 and encourage the Local Municipalities to delineate the boundaries of Secondary *Regional Nodes*.

(3) For Primary *Regional Nodes*, require the Local Municipalities to plan to achieve the applicable minimum density target and the general target proportion of residents and jobs in accordance with Section 55.3 and Table 2b of this Plan.

(4) Require the Local Municipalities to prepare detailed official plan *policies* or an *Area-Specific Plan* for *Regional Nodes,* in accordance with Sections 48 and 77(5) of this Plan.

Regional Intensification Corridors

82.3 The *objectives* of the *Regional Intensification Corridors*, identified conceptually on Map 1H, are:

(1) To recognize *Strategic Growth Areas* in the *Region* which are an integral component of the Regional Urban Structure, and serve an existing or planned *higher order transit* function, connecting other elements of the Regional Urban Structure, and accommodating higher-density mixed use development and/or a mix of employment uses appropriate to the existing local context.

(2) To achieve increased residential and employment densities in order to ensure the viability of existing and planned transit *infrastructure* and service.

(3) To achieve a mix of residential, office, institutional and commercial *development*, where appropriate.

(4) To accommodate local services, including recreational, cultural and entertainment uses, where appropriate.

(5) To reflect and reinforce *Local Urban Structures.*

82.4 The *Regional Intensification Corridors* as identified conceptually on Map 1H are:

(1) Trafalgar Corridor, Oakville/Milton/Halton Hills;

(2) Dundas Corridor, Burlington/Oakville;

(3) Plains-Fairview Corridor, Burlington;

(4) Harvester-Wyecroft-Speers-Cornwall Corridor, Burlington/Oakville;

(5) Appleby Corridor, Burlington;

(6) Brant Corridor, Burlington; and

(7) Bronte/Regional Road 25 Corridor, Oakville/Milton.

82.5 The *Regional Intensification Corridors* are identified conceptually on Map 1H, and for the purpose of illustrating their connective role in the Regional Urban Structure, in some instances they are depicted in areas outside of the Regional Urban Boundary. This is for illustrative purposes only and the *policies* of this Plan related to *Regional Intensification Corridors* are only applicable to lands within the Regional Urban Boundary.

82.6 In some areas of the *Region*, the *Regional Intensification Corridors* are located within *Employment Areas*. Within these areas, the purpose of the *Regional Intensification Corridors* is to support a range and mix of employment uses and higher density employment uses, consistent with the *policies* that apply to *Employment Areas* in Sections 83 to 83.2 of this Plan.

82.7 It is the policy of the Region to:

(1) Direct *development* with higher densities and mixed uses to *Regional Intensification Corridors* in accordance with the hierarchy identified in Section 79.2 of this Plan, and based on the level of existing and planned transit service.

(2) Encourage the Local Municipalities to:

a) identify the *Regional Intensification Corridors* in their official plans;

b) develop detailed *policies* or *Area-Specific Plans* that support accommodating growth at a scale appropriate for their context and existing and planned transit service;

c) identify and plan for *Local Nodes* along the *Regional Intensification Corridors*, where appropriate; and

d) identify and plan for *Local Intensification Corridors* as part of the *Local Urban Structure*, where appropriate.

Employment Areas

83. The *objectives* of the *Employment Areas* are:

(1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support *Halton*'s and its Local Municipalities' economic competitiveness.

(2) To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

(3) To locate *Employment Areas* in the vicinity of existing *major highway* interchanges and rail yards, where appropriate, within the Urban Area.

(4) To recognize the changing nature of employment and to recognize the role of *Employment Areas* in accommodating a diverse range of innovative employment uses and supporting the overall *Regional Urban Structure.*

83.1 The *Employment Areas*, are shown as an overlay on top of the Urban Area on Map 1H, and are subject to the *objectives* and *policies* for the Urban Area. Their boundaries are to be interpreted in accordance with Section 52 of this Plan. Additional *Employment Areas* may be introduced within the Urban Area by amendment to this Plan.

83.2 It is the *policy* of the *Region* to:

(1) Plan for *Employment Areas* by:

a) prohibiting residential uses;

b) prohibiting *major retail* uses;

c) permitting a range of employment uses including but not limited to industrial, manufacturing, warehousing, and office uses;

d) permitting a range of *ancillary uses* that are associated with an employment use or supportive of the overall *Employment Area*, as identified in Local Official Plans in accordance with Section 83.2(6)b) of this Plan;

e) limiting *sensitive land uses*, including institutional uses, by only permitting such uses where they:

[i] are an *ancillary use* that is associated with an employment use or that is supportive of the overall *Employment Area*;

[ii] are located at the periphery of the *Employment Area* and/or identified within an appropriate Local Official Plan designation;

[iii] address land use compatibility considerations in accordance with Section 143(12) of this Plan;

[iv] support achieving the employment forecast in Table 1 and the density target for *Employment Areas* in Table 2 of this Plan; and,

[v] do not contain a residential component or function where individuals reside on a temporary or permanent basis, such as long-term care facilities, retirement homes, or boarding schools;

f) recognizing *existing uses*.

(1.1) Notwithstanding Section 83.2(1)b) of this Plan, to recognize *major retail uses* as permitted by specific policies of a Local Official Plan on December 16, 2009.

(2) Plan for, protect and preserve the *Employment Areas* for current and future use. Development in proximity to major facilities are required to meet the Provincial Policy Statement, 2020 requirements for land use compatibility.

(3) Ensure the necessary *infrastructure* is provided to support the *development* of the *Employment Areas* in accordance with *policies* of this Plan.

(4) Prohibit the conversion of lands within the *Employment Areas* to non-employment uses including *major retail* uses unless through a *municipal comprehensive review* where it has been demonstrated that:

a) there is a need for the conversion;

b) the conversion will not compromise the *Region*'s or Local Municipality's ability to meet the employment forecast in Table 1 and Table 2a;

c) the conversion will not adversely affect the overall viability of the *Employment Area*, and achievement of the *intensification* and density targets of Table 2 and other *policies* of this Plan;

d) there are existing or planned *infrastructure* and *public service facilities* to accommodate the proposed conversion;

e) the lands are not required for employment purposes over the long term;

f) cross-jurisdictional issues have been considered; and

g) all Regional *policies* and requirements, financial or otherwise, have been met.

(5) Require development within the *Employment Areas* to support achieving the density target identified in Table 2 of this Plan.

(6) Require Local Municipalities to plan for *Employment Areas* by:

a) delineating and protecting the *Employment Areas* as identified on Map 1H of this Plan;

b) developing policies and land use designations for lands within the *Employment Areas* that:

[i] support accommodating forecast employment growth as identified in Table 1 and achieving the *Employment Area* density targets identified in Table 2 of this Plan;

[ii] identify a range of employment uses, *ancillary uses*, and *sensitive land uses*, as appropriate for the planned function of the specific land use designations and their role within the Regional Urban Structure and *Local Urban Structures*;

[iii] require land use compatibility studies for *sensitive land uses* in accordance with Section 143(12) of this Plan; and

[iv] ensure an appropriate interface is provided between the *Employment Areas* and adjacent non-employment areas and between specific employment designations in the Local Official Plan to maintain land use compatibility.

c) promoting *intensification* and increased densities in both new and existing *Employment Areas* by facilitating compact, transit-supportive built form, development of *active transportation* networks, and minimizing surface parking.

(7) Where *Employment Areas* are located within a *Major Transit Station Area* as delineated on Map 1H, recognize the dual role and function of these *Major Transit Station Areas* as mixed use *Strategic Growth Areas* as well as the location of existing employment uses, and, require the Local Municipalities, when planning for these areas through an *Area-Specific Plan* in accordance with Section 81.2(4) of this Plan, to:

a) recognize the importance of the protection of existing employment uses and the potential for appropriate employment growth and *intensification* within the *Employment Area* and within adjacent non-employment areas;

b) provide an appropriate interface between the *Employment Area* and adjacent non-employment areas to maintain land use compatibility; and

c) only permit *sensitive land uses* within adjacent non-employment areas if land use compatibility can be addressed in a manner that protects existing employment uses in accordance with Sections 79.3(12) and 143(12) of this Plan.

(8) Subject to Section 77(7), designate lands where appropriate in the vicinity of existing or planned *major highway* interchanges, ports, rail yards and airports for employment purposes that rely on this *infrastructure*, once these lands are included in the Urban Area.

Housing

84. The *goal* for housing is to supply the people of *Halton* with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.

85. The *objectives* for housing are:

(1) To establish housing targets by type and appropriate density for the Local Municipalities and the *Region* as a whole.

(2) To explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of *Affordable Housing*.

(3) To coordinate, improve upon, and expedite the *development* approval process so as to reduce the overall cost of housing.

(4) To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.

(5) To meet housing needs through the provision of *Assisted Housing*, *Affordable Housing* and *Special Needs Housing* in *Halton*.

(6) To integrate *Assisted* and *Special Needs Housing* with *Market Housing*.

(7) To provide and manage *Assisted Housing* in *Halton* through the Halton Community Housing Corporation.

(8) To encourage the Local Municipalities and the building and *development* industry to develop innovative housing designs that stress flexibility in use, mix of compatible

land uses, good environmental practices, *universal physical access*, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles.

(9) To encourage the Local Municipalities to maintain the quality of the existing housing stock.

(10) To participate in and deliver Provincial and/or Federal housing programs that are beneficial to housing *development* in *Halton*.

(11) To coordinate and provide information on housing needs in *Halton* through centres that are accessible in each Local Municipality.

(12) To support the use of surplus public and not-for-profit lands, where appropriate, for developing *Assisted Housing* and *Affordable Housing*.

(13) To promote residential *intensification* through the *development* or redevelopment of *brownfield* and *greyfield sites*.

86. It is the *policy* of the *Region* to:

(1) Monitor the *development* approval process to achieve at all times a minimum of three-year supply of draft approved and/or registered residential units for the *Region* as a whole.

(2) Define *Affordable Housing* for the *Halton* and local municipal markets based on its definition under Section 214.

(3) Maintain a broad-based Halton Housing Advisory Committee to advise Council on housing issues in *Halton*, raise public awareness on housing needs, and monitor housing research from other jurisdictions.

(4) Prepare and update as part of the statutory Official Plan five-year review, in conjunction with the Local Municipalities and in consultation with the *development* industry and other housing providers, a Joint Regional-Municipal Housing Statement for Council adoption that will

a) describe the annual demand, supply and need for housing by Local Municipality, and by *Assisted Housing, Affordable Housing, Special Needs Housing*, and housing with *universal physical access*, and

b) recommend targets, policies and action plans to meet these needs.

(5) Require Local Municipalities that prepare Municipal Housing Statements independently of the Joint Regional-Municipal Housing Statement to have regard for the Joint Statement and to submit the Local Statements to Regional Council for approval.

(6) Adopt the following housing targets:

a) that the per cent of new housing units produced annually in *Halton* in the form of townhouses or multi-storey buildings be at least 65 per cent to 2031 and at least 75 per cent each year thereafter; and

b) that at least 30 per cent of new housing units produced annually in *Halton* be *Affordable* or *Assisted Housing*.

(6.1) Establish, in conjunction with the Local Municipalities, annual targets for the production of housing units by density type and affordability for each Local Municipality, based on the Regional targets under Section 86(6).

(7) Provide annually a State of Housing report to Council that contains among other things:

a) an update of the definitions of *Assisted Housing* and *Affordable Housing;*

b) a review of housing supply, demand and need in *Halton* during the past year, covering the various housing segments of *Assisted Housing*, *Affordable Housing*, *Market Housing*, *Special Needs Housing* and housing with *universal physical access*;

c) identification of the gaps between supply and demand of *Assisted Housing* and *Affordable Housing;*

d) state of *homelessness* in *Halton*; and

e) performance of the housing market towards meeting the housing targets under Sections 86(6) and 86(6.1).

(8) Based on the State of Housing report, set priorities among the various housing initiatives and implement programs and action plans to address housing gaps and shortfalls in meeting the housing targets.

(9) [Section number not in use.]

(10) Require Local Official Plans and Zoning By-laws to permit *additional residential units* in new and existing residential development, provided that health, safety and other reasonable standards or criteria (e.g. the provision of parking or adequacy of services) are met, including:

a) the use of two residential units in a detached house, semi-detached house or rowhouse; and

b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.

(10.1) Ensure that the standards or criteria identified in a Local Official Plan or Zoning By-law shall not preclude or prohibit the establishment of *additional residential units*, as provided for in Provincial legislation, policy or plans.

(11) Permit *intensification* of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained.

(12) Encourage the building and *development* industry to incorporate *universal physical access* features in all new buildings.

(13) Encourage the Local Municipalities and the *development* industry to provide innovative building design that will facilitate subsequent conversion to provide additional housing units.

(13.1) In partnership with the Local Municipalities, other government agencies and the private sector, identify *brownfield* and *greyfield sites* outside *Employment Areas* and work towards making them available, where appropriate, for *development* or redevelopment for housing purposes with components of *Assisted, Affordable* and *Special Needs Housing*. Such sites or lands may be declared as Community Improvement Project Areas under the Planning Act to facilitate their *development* or redevelopment.

(14) Support the involvement of the private and non-profit sectors in the provision of *Assisted* and *Affordable Housing* by improving the planning process and funding mechanism.

(15) Consider financial and other incentives including grants, property tax reductions, *infrastructure* improvements and Community Improvement Plans in the provision of *Assisted, Affordable* and *Special Needs Housing*.

(16) Encourage the Local Municipalities and other commenting agencies to expedite planning approvals and provide other incentives in the provision of *Assisted, Affordable* and *Special Needs Housing* and further to give priority to planning approval of those receiving government funding.

(17) Seek funding allocation from the Federal and Provincial governments for the provision of new *Assisted* and *Affordable Housing* in *Halton*.

(17.1) Require that *Assisted* and *Affordable Housing* projects receiving government funding include, as appropriate, units with *universal physical access* and energy conservation standards.

(18) Encourage all levels of government to stimulate rental *Market Housing* construction in *Halton* to meet such needs.

(19) Require the Local Municipalities to use a rental housing vacancy rate of 3 per cent as the minimum threshold to permit the conversion of existing rental housing to ownership tenure or other uses or the demolition of such housing.

(20) Require the Local Municipalities, in developing phasing strategies, to ensure that a full range and mix of housing types can be provided in each *development* phase in accordance with Table 2a.

(21) Require Local Official Plans to provide an appropriate mix of housing by density, type and affordability in each geographic area, consistent with current and projected demands reflecting socio-economic and demographic trends.

(22) Require Local Official Plans and Zoning By-laws to permit *Special Needs Housing* as of right in all residential neighbourhoods subject to reasonable planning standards and design criteria.

(23) Encourage the Local Municipalities and the *development* industry to consider innovative residential *development* designs which contribute to affordability and energy and natural resource conservation.

(24) Encourage the Local Municipalities to adopt and enforce maintenance and occupancy standards by-laws (Property Standard By-laws).

(25) [Section number not in use.]

(26) Seek *development* opportunities for *Assisted* and *Affordable Housing* in *Intensification Areas* where public transit, retail and other facilities are readily accessible.

Urban (Water Supply and Wastewater Treatment) Services

87. The *goal* for *urban services* is to ensure the adequate provision of an economic level of *urban services* to achieve Regional *development objectives* while conscious of the need to protect the environment.

88. The *objectives* for *urban services* are:

(1) To provide satisfactory levels of *urban services* in the Urban Area to meet existing and future requirements.

(2) To provide a staged program for the improvement and extension of *urban services*:

a) within the financial capabilities of the *Region*,

b) meeting or exceeding provincial environmental standards, and

c) based on the Joint *Infrastructure* Staging Plan.

89. It is the policy of the Region to:

(1) Provide *urban services* only within the Regional Urban Boundary as delineated on Map 1 of this Plan, unless otherwise permitted by specific *policies* of this Plan.

(2) Adopt, after consultation with the Ministry of the Environment, *Urban Services* Guidelines to implement *policies* of this Plan consistent with Provincial policies.

(3) Require that approvals for all new *development* within the Regional Urban Boundary as delineated on Map 1 of this Plan, be on the basis of connection to *Halton*'s municipal water and wastewater systems, unless otherwise exempt by other *policies* of this Plan.

(4) Permit *development* in the Urban Area on private wells and/or private sewage disposal systems that conform to Regional standards and Provincial legislation, regulations and standards including building codes only:

a) when *urban service(s)* is determined by the *Region* to be unavailable;

b) on an interim basis until *urban service(s)* is available, at which time the *development* must be connected to the municipal servicing system(s) within two years of the service(s) becoming available;

c) the *development* meets other criteria as specified by Council in the *Urban Services* Guidelines; and

d) the owner of the *development* satisfies all financial and legal obligations required by the *Region*.

(5) Prohibit the use of municipal water in once-through cooling systems.

(6) Permit the placement of *urban services infrastructure* on privately owned lands only in accordance with the *Urban Services* Guidelines adopted by Council under Section 89(2).

(7) Incorporate in the Joint *Infrastructure* Staging Plan phasing schemes for the provision of *urban services* in the *Region*.

(8) Limit *development* in the Urban Area to the ability and financial capability of the *Region* to provide *urban services* in accordance with its approved financing plan under Section 77(15) of this Plan.

(9) Explore, and implement if deemed cost-effective, technological innovations and best operating and management practices to continuously improve performance of the servicing *infrastructure* to protect the environment.

(10) Design and implement the *urban services* to meet only the capacity requirements of the Urban Area. Where it can be demonstrated that there are long term social,

environmental or economic benefits, individual components of the *urban services* may be over-sized provided that it:

a) is deemed prudent by Council; and

b) is financially feasible.

(10.1) Consider the over-sized components of the *urban services* under Section 89(10) as one of many contributing factors, but not a determinative one, in the location or timing of future expansions of the Urban Area in accordance with Sections 77(7) and 77(8) of this Plan.

(11) [Section number not in use.]

(12) Monitor the servicing requirements of proposed and approved *development* in terms of allocations of water supply and wastewater treatment capacities to ensure that total system capacities, with an adequate reserve for operational flexibility and emergency situations, are not exceeded and to provide sufficient lead time for the planning, approvals and construction of new facilities.

(13) Monitor the quantity of flows in both the water supply and wastewater treatment systems and [formerly Section 89(14)b)] develop, in consultation with the Local Municipalities, programs for allocating the remaining servicing capacities on the basis of the status of *development* approvals and Local Official Plan phasing strategies.

(14) [Section number not in use.]

(15) [Section number not in use.]

(16) Recognize and permit improvements to the *urban service* system interconnections existing at the time of adoption of this Plan between the Region of Halton and abutting municipalities.

(17) Consider and permit, based on individual merit and in accordance with *goals* and *objectives* of this Plan, new *urban service* system interconnections between the Region of Halton and abutting municipalities.

(18) Prohibit private connections to existing and future water and wastewater systems situated outside the Urban Area, unless otherwise permitted by specific *policies* of this Plan, or to comply with legally executed and binding agreements existing at the time of the adoption of this Plan (December 16, 2009).

(19) [Section number not in use.]

(20) Recognize, with regard to *urban services*, that where a road exists along the boundary between the Urban Area designation and another land use designation,

the exact location of the Urban Area boundary shall be considered to exist along the edge of the right-of-way furthest from the Urban Area. Where this right-of-way boundary line is discontinuous due to reasons such as intersecting roads, the Urban Area boundary shall be interpolated across these gaps.

(21) Prohibit the extension within the *Region* of *urban services* beyond the boundaries of the Urban Area, with the following exceptions:

a) [Section number not in use.]

b) The provision of water *infrastructure* may be permitted from remote water supply sources such as wells or reservoirs, and where in accordance with other *policies* of this Plan, from municipalities adjacent to Halton Region.

c) The *Hamlets* of Norval and Glen Williams when the *Region*, in consultation with the Town of Halton Hills, considers it prudent and feasible to provide such services.

d) Connections existing or approved by Council on the day of adoption of this Plan by Council.

e) Designated locations within the North Aldershot Policy Area as shown on Map 1 and in accordance with Section 139(3).

f) The Beaufort Heights subdivision, which consists of Registered Plans 509, 1297 and 20M-151, and those *lots* municipally known as 1315, 1321, 1401 and 1405, Beaufort Drive, 1296 Dundas Street, and 1311 Harbour Court, located west of Brant Street and south of Dundas Street in the City of Burlington.

h) The Halton Waste Management Site, municipally known as 5400 Regional Road 25 in the Town of Milton.

i) The Biosolids Management Centre, municipally known as 4449 Regional Road 25 in the Town of Oakville.

j) The Milton Works Yard, municipally known as 5600 Regional Road 25 in the Town of Milton.

k) The Robert C. Austin Operations Centre, municipally known as 11618 Trafalgar Road including the Trafalgar Sports Park, municipally known as 11494 in the Town of Halton Hills.

(22) Recognize approvals given by the *Region* existing as of the date of approval of this Plan to permit, on an interim basis until full *urban services* are available and subject to the approval of the Ministry of the Environment, limited industrial *development* requiring low volumes of water to locate within the Acton and Milton Urban Area, based on private services or on municipal water supply and private wastewater

treatment systems. Such interim servicing shall be subject to all of the following criteria:

a) Areas for such servicing are determined in conjunction with the *Region* and are clearly delineated in Local Official Plans and Zoning By-laws by appropriate maps and/or text.

b) Detailed implementation schemes for industrial *development* in each of these areas which address, among other matters, the specific type of servicing proposed, are adopted by both Regional and Local Councils.

c) The design and approval of private services are in accordance with Regional By-laws, standards and guidelines and with Provincial requirements.

d) Where considered necessary by the *Region*, approval of such industrial servicing systems is to be conditional upon the owners of the individual proposals entering into one or more agreements with the *Region* to satisfy all Regional concerns, financial or otherwise, relating to water supply and wastewater treatment.

e) When full *urban services* are available as determined by the *Region*, the property owners are required to connect and pay the applicable fees for connection.

(23) Minimize the number of disturbances to the Regional Natural Heritage System affected by the provision of *urban services*, by integrating, if possible, construction plans for both water supply and wastewater treatment services, and by designing the *urban services* at those locations to take into account any possible future system expansion in accordance with Section 89(10) of this Plan.

(24) Notwithstanding the provisions of Section 89(4), permit connections to a private communal water system subject to confirmation through any applicable environmental assessment approval and all necessary authorizations being obtained, for the following properties located on Tremaine Road in the City of Burlington:

a) dwelling on the property with property identification number 07201-0072, and

b) dwelling on the property with property identification number 24927-0108.

(25) Consider adding new locations to the areas eligible for urban services as shown on Map 1 provided the following criteria are met:

a) the proposed use is a *municipal services facility* or is an existing *public use* as of the date that ROPA 40 came into force and effect with an operational connection to one of Regional water or wastewater services; and,

b) the provision of full, municipal *urban services* does not conflict with this Plan or any Provincial Plans and is deemed technically feasible by the Region; and,

c) upon approval of:

[i] a site-specific Region-led amendment if the site fronts on appropriate water and wastewater infrastructure; or,

[ii] a site-specific proponent-led amendment if the site fronts on one of appropriate water or appropriate wastewater infrastructure; or,

[iii] a site-specific proponent-led amendment if the site does not front on appropriate water or appropriate wastewater infrastructure.

Agricultural System and Agricultural Area

90. [Section number not in use.]

91. The *goal* of the Agricultural System is to maintain a permanently secure, economically viable *agricultural industry* and to preserve the open-space character and landscape of *Halton's* non-urbanized areas.

92. The Agricultural System, as shown on Map 1E, consists of two components: lands designated as Agricultural Area and those parts of the Region's Natural Heritage System outside the *Key Features* or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest. While the second component is subject to the relevant *goals*, *objectives*, permitted uses and *policies* as parts of the Region's Natural Heritage System, *agricultural operations* are compatible uses and are promoted and supported within these areas as part of the Agricultural System.

93. Parts of the Agricultural System that are *Prime Agricultural Areas* as shown on Map 1E are subject to the *policies* of Sections 139.9, 139.9.1 and 139.9.2.

94. [Section number not in use.]

95. [Section number not in use.]

96. [Section number not in use.]

97. [Section number not in use.]

98. [Section number not in use.]

99. The *objectives* of the Agricultural System are:

(1) To recognize *agriculture* as the primary activity and land use in the Agricultural System.

(2) To preserve *Prime Agricultural Areas*, as shown on Map 1E, and *prime agricultural lands*.

(3) To maintain as much as possible lands for existing and future farm use.

(4) To protect farms from incompatible activities and land uses which would limit agricultural productivity or efficiency.

(4.1) To promote *normal farm practices* and to protect the *right to farm*.

(5) To reduce the fragmentation of lands suitable for *agriculture* and provide for their consolidation.

(6) To promote the rental for *farming* of lands not so used.

(7) To promote a diverse, innovative and economically strong *agricultural industry* in *Halton* by tailoring its products and marketing to meet local and regional needs and demands.

(8) To promote *agriculture*-related tourism and direct sales of farm produce and accessory products to visitors and local communities and businesses.

(9) To preserve the farm community as an important part of *Halton*'s rural fabric.

(10) To promote environmentally sensitive and sustainable farm practice.

(11) To retain or increase *tree* cover for harvest, soil erosion protection, and buffering from adjoining non-farm land uses.

(12) To encourage a strong farm support service industry in *Halton*.

(13) To encourage the participation of the *agricultural industry* and community in dealing with concerns of an agricultural nature.

(14) [Section number not in use.]

(15) [Section number not in use.]

(16) To recognize existing rural uses and allow their continuation in a manner sensitive to the ecological balance and the *farming* community.

(17) To provide for the designation of new Mineral Resource Extraction Areas which can be accommodated in accordance with *goals*, *objectives* and *policies* of, and by amendment to, this Plan and, where applicable, the Niagara Escarpment Plan and the Greenbelt Plan.

(18) To maintain scenic values of lands in the vicinity of the Escarpment.

(19) To provide a buffer for the more ecologically sensitive areas of the Escarpment.

99.1 The Agricultural Area consists of areas so designated on Map 1.

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

(1) All types, sizes and intensities of *agricultural operations*,

(1.1) *normal farm practices*,

(2) *existing uses*,

(3) *single detached dwelling* on existing *lots*, unless the *lot* is identified as *Agricultural Purposes Only* (APO) in the Local Official Plans and/or Zoning By-laws.

(4) dwelling(s) accessory to an *agricultural operation*, which must be mobile or portable if located within the Niagara Escarpment Plan Area, unless the *lot* is identified as *Agricultural Purposes Only* (APO) in the Local Official Plans and/or Zoning By-laws.

(5) non-intensive recreation uses such as nature viewing and pedestrian trail activities, only if the lands are publicly owned or are part of the Bruce Trail,

(6) *forest*, *fisheries* and *wildlife management*,

(7) archaeological activities,

(8) transportation and *utility* facilities,

(9) *accessory buildings* or *structures*,

(10) *incidental uses*,

(11) [Section number not in use.]

(12) [Section number not in use.]

(13) uses permitted in an approved *Niagara Escarpment Park and Open Space Master/Management Plan*, if the subject land is located within the Niagara Escarpment Plan Area,

(14) *home occupations* and *cottage industries* with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,

(15) bed and breakfast establishments with three or fewer guest bedrooms,

(16) *veterinary clinics*, only if located on a *commercial farm* secondary to the *farming* operation, and serving primarily the agricultural community.

(17) *animal kennels*, only if located on a *commercial farm*, secondary to the *farming* operation, and in conjunction with a *single detached dwelling*.

(18) *watershed management* and flood and erosion control projects carried out or supervised by a *public agency,*

(19) [Section number not in use.]

(20) sanitary landfill operation and accessory uses, only on the Halton Waste Management Site shown on Map 1,

(21) following uses only if located on a *commercial farm* and secondary to the *farming* operation:

a) *home industries* with a gross floor area not exceeding 200 sq m,

b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,

c) *agriculture*-related tourism uses with a gross floor area not exceeding 500 sq m, and

d) small-scale businesses that provide supplementary income to the *farming* operation provided that:

[i] such uses are permitted by specific Local Official Plan *policies* and Local Zoning By-laws;

[ii] their scale is minor and does not change the appearance of the *farming* operation;

[iii] their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding *agricultural uses*; and

[iv] they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council;

e) subject to site plan approval by the Local Municipality, *horticultural trade uses* provided that:

[i] the use meets all the criteria under Sections 100(21)d);

[ii] the farm property accommodating the use is at least 4 hectares in size ;

[iii] at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;

[iv] the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no *tree* removals;

[v] the gross floor area for the use does not exceed 500 sq m;

[vi] the outdoor storage area for the use does not exceed 1,000 sq m;

[vii] the use including buildings, outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public *highways*; and

[viii] the use can be accommodated by the private water supply and waste water treatment systems located on the property.

(22) following site-specific uses, recognized through individual amendments to this Plan:

a) a horse racetrack and accessory uses on the part of Lot 7 north of Highway 401, Lot 8 and Lot 9, Concession III, former Township of Nassagaweya, in the Town of Milton,

b) industrial and ancillary uses on private services located generally on the west half of Lot 6, Concession III, in the Town of Halton Hills,

c) a seasonal special event commercial/recreational attraction and accessory uses located on part of Lots 7 and 8, Concession VIII, New Survey, in the Town of Milton, former Township of Trafalgar,

d) a driving range and accessory uses on the north half of the west half of Lot 18, Concession XI, former Township of Esquesing, in the Town of Halton Hills,

e) office, manufacturing and warehousing uses with a total gross floor area not exceeding 16,300 square metres and a total site area not exceeding 10.3 hectares on Part of Lots 32 and 33, Concession I, N.D.S., Town of Oakville. The uses may be developed on private services as a demonstration project; however, it is intended that this area will be serviced with *urban services* in the future. Prior to *development* occurring on this site, the landowner must:

[i] enter into an agreement with the *Region* to pay the Development Charges applicable for the uses at the time when *urban services* are required;

[ii] obtain the necessary approvals from the Ministry of the Environment and the *Region* for any on-site private servicing systems; and

[iii] satisfy the *Region* in terms of transportation access to the site,

f) a church and existing private, non-commercial cultural and outdoor recreational uses, connected to the Region of Peel's water service, on an

aggregate land area not exceeding 29 hectares on the east half of Lot 6, Concession XI, former Township of Esquesing, in the Town of Halton Hills,

g) a golf course and accessory uses on the west half of Lot 7, Concession II, former Township of Esquesing, in the Town of Halton Hills,

h) a golf course and accessory uses on the east half of Lot 10, Concession X, former Township of Esquesing,, in the Town of Halton Hills,

i) a new 9.3-hectare golf driving range and a new or expanded 929-square-metre day use education facility on lands in the east half of Lot 6, Concession II, former Township of Esquesing, in the Town of Halton Hills, to be further described by an amendment to the Town of Halton Hills Zoning By-law 74-51 to be prepared in consultation with the Region of Halton,

j) residential use on private services on two land parcels identified in the Halton Land Registry Office by property identification numbers 07196-0146 and 07196-0147 as of April 13, 2000 and located in Lot 17, Concession I, N.D.S., in the City of Burlington,

k) a painting and sandblasting operation and accessory office use located on a 2.7-hectare parcel of land generally on the west half of Lot 1, Concession IX, former Township of Esquesing, in the Town of Halton Hills,

l) a golf course, practice range, clubhouse and accessory uses on the east half of Lots 7 and 8, Concession VII, former Township of Trafalgar, in the Town of Milton, and on the basis of private services notwithstanding Section 101(1.3) of this Plan, provided that the landowner obtains the necessary approval from the Ministry of the Environment, Conservation Halton and the *Region* for any water takings and treatment systems,

m) a municipal sports facility, associated parking, cemetery, expanded municipal works yard and related uses on part of Lot 18, Concession VII, former Township of Esquesing, in the Town of Halton Hills,

n) a golf course and accessory uses on the west half of Lot 9, Concession III, former Township of Esquesing, in the Town of Halton Hills,

o) a golf course, club house and accessory uses on part of Lots 4 and 5, Concession VIII, of the former Township of Trafalgar, in the Town of Milton. Notwithstanding Section 101(1.3) of this Official Plan, such uses may be permitted on the basis of private services provided that the landowner obtains the necessary approvals from the Ministry of the Environment, Conservation Halton and Town of Milton for water takings, wastewater disposal systems and water reservoirs. Accommodation shall be limited to the *single detached dwelling* as of November 28, 2005,

p) a golf course and accessory uses on the west half of Lot 10, Concession III, former Township of Esquesing, in the Town of Halton Hills,

q) a church of no more than 1,250 sq m gross floor area and associated parking occupying no more than 8 per cent of the total property area in the southeast corner of the property on lands described as Part of East Half of Lot 7, Concession II, former Township of Esquesing, in the Town of Halton Hills,

r) a cemetery and related ancillary uses, excluding a crematorium, on Part Lot 18, Concession VII (Esquesing) in the Town of Halton Hills, and

s) a joint use facility combining a private elementary school and day care with an equestrian centre on lands described as Part of the East Half of Lot 30, Concession VIII, former Township of Esquesing, in the Town of Halton Hills, provided that:

[i] the maximum gross floor area of the private elementary school and day care shall not exceed 929 sq m with the total height not to exceed 10.67 m;

[ii] there shall be no facilities for overnight accommodation of students and/or staff within the school facility or on site; and

[iii] there shall be no use of the horse barn and riding arena, and the hay and equipment storage barn for human habitation, or for industrial or commercial use.

(t) activities related to the installation of and access to facilities and servicing for water management and monitoring systems associated with the Acton quarry located in Part of Lots 20, 21, 22, 24 and 25, Concession 3 (adjacent to Phases 4 and 5/6 West) and Part of Lot 21 and 22 Concession 4 (adjacent to Phase 5E), in the Town of Halton Hills.

(u) berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to the water management and monitoring system for the Acton quarry extension located within the setback of the license area of the quarry in Part of Lots 21, 22 and 24, Concession 3 (Phases 4 and 5/6 West) and Part of Lot 21 and 22, Concession 4 (Phase 5E), in the Town of Halton Hills.

(v) 2015 Pan/Parapan American Games Velodrome on part of Lots 8 and 9, Concession 7, of the former Township of Nelson, Town of Milton. Notwithstanding Sections 89(1) and 89(21), such use shall be developed on the basis of urban services.

w) cemeteries and ancillary related uses including a crematorium on Part Lot 1, Concession II NS, former Township of Trafalgar, in the Town of Milton.

101. It is the *policy* of the *Region* to:

(1) Require Local Official Plans to recognize the Agricultural System as identified in this Plan and Local Zoning By-laws to permit *agricultural operations* within the Agricultural System in accordance with *policies* of this Plan.

(1.1) Adopt and update from time to time, and incorporate by amendment to this Plan appropriate recommendations of an Aquifer Management Plan that will, among other things:

a) determine whether the groundwater resources can support in the long term activities and land uses within the Agricultural Area and the Region's Natural Heritage System and in those parts of the Urban Area that rely on well water supply;

b) identify those areas which are susceptible to water quantity and quality problems;

c) identify those areas where good quality water is generally available to sustain additional rural settlement;

d) examine the impact of private, individual wastewater disposal systems on the quality of groundwater; and

e) propose procedures for the on-going monitoring and protection of the aquifers.

(1.2) Prohibit the creation of new *lots* for residential purposes except in *Hamlets* or *Rural Clusters*, or otherwise permitted by *policies* of this Plan.

(1.3) Require that all *development* in the Agricultural System be only on the basis of private, individual well water supply and private, individual waste water treatment system that conform to Regional By-laws and standards, and to Provincial legislation, regulations and standards, unless otherwise permitted by the *policies* of this Plan, with the following exception:

a) connections to a private communal water system may be permitted subject to confirmation through any applicable Environmental Assessment Act approval and all necessary authorizations being obtained, for the following buildings, structures or vacant lots of record located on No. 1 Sideroad and Tremaine Road in the City of Burlington, Town of Milton and Town of Oakville and legally described as follows:

[i] dwelling on the property with property identification number 24927-0022,

[ii] dwelling on the property with property identification number 07201-0064,

[iii] dwelling on the property with property identification number 07201-0063,

[iv] dwelling on the property with property identification number 24927-0110,

[v] dwelling on the property with property identification number 07201-0049,

[vi] dwelling on the property with property identification number 07201-0048,

[vii] dwelling on the property with property identification number 07201-0062,

[viii] main house, farm house, cottage and barn well on the property with property identification number 07201-0018,

[ix] existing vacant lot of record as of May 2, 2007 on Tremaine Road with property identification number 07201-0066,

[x] existing vacant lot of record as of May 2, 2007 on Tremaine Road with property identification number 24927-0109,

[xi] existing vacant lot of record as of May 2, 2007 on Tremaine Road with property identification number 07201-0011,

[xii] existing vacant lot of record as of May 2, 2007 on No. 1 Sideroad with property identification number 07201-0104,

[xiii] existing vacant lot of record as of May 2, 2007 on No. 1 Sideroad with property identification number 07201-0097, and

[xiv] existing vacant lot of record as of May 2, 2007 on No. 1 Sideroad with property identification number 07201-0105.

(1.4) Adopt, after consultation with the Ministry of the Environment and other affected parties, Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection that contain, among other things, design standards for private services, minimum *lot* sizes taking into account infiltrative capacity of the soils and hydrogeological information, guidelines for undertaking hydrogeological studies, procedures for processing *development* applications on private services, and criteria by which the Medical Officer of Health determines a water supply to be inadequate or the impact of a private wastewater treatment system to be unacceptable.

(1.5) Consider recreation uses including golf courses and driving ranges in the Agricultural Area only by site-specific amendment to this Plan unless permitted by specific *policies* and provided that:

a) the proposed use meets the requirements of Section 139.9.2(3) where applicable,

b) the proposed use be subject to the following conditions:

[i] any changes to the natural topography are kept to a minimum;

[ii] buildings and structures are minor in scale and are located in a manner that will secure an open-space character of the area;

[iii] there is no overnight accommodation for users or guests of the facility;

[iv] landscaping and berms are provided where necessary to secure an open-space character of the area;

[v] the impact on adjacent *agricultural operations* is kept to a minimum, through the preparation by the proponent of an Agricultural Impact Assessment to the satisfaction of the *Region*;

[vi] if the use involves significant taking of ground or surface water, the proponent must demonstrate, through a detailed study and to the satisfaction of the *Region*, that the water resource in the general area will not be adversely affected;

[vii] in addition to meeting the requirements of Sections 118(3) and 139.3.7(4), there should be a net gain, or at the minimum no net loss, of overall *natural features and areas* or their *ecological functions* as a result of the *development*, through appropriate studies, site designs and mitigative measures, to the satisfaction of the *Region*; and

[viii] the design and construction of the use are in keeping with the Golf Course and Recreational Facilities Best Management Guidelines adopted by Regional Council.

c) Within the Greenbelt Plan Protected Countryside Area of the Greenbelt Plan, the following additional requirements will apply:

[i] the use is not located in a *Prime Agricultural Area*; and

[ii] the major recreational use policies of the Greenbelt Plan have been satisfied.

(1.6) Recognize and protect lands within the Agricultural System as an important natural resource to the economic viability of *agriculture* and to this end:

a) Direct non-farm uses to the Urban Area, *Hamlets* and *Rural Clusters* unless specifically permitted by *policies* of this Plan.

b) Promote the maintenance or establishment of *woodlands* and *treescapes* on farms.

c) Encourage farmers to adopt farm practices that will sustain the long term productivity of the land and minimize adverse impact to the *natural environment*.

(1.7) Require that new land uses, including the creation of *lots*, and new or expanding livestock facilities within the Agricultural System comply with the provincially developed *Minimum Distance Separation formulae.*

(1.8) Require an Environmental Impact Assessment for new *development* in accordance with Sections 118(3), 118(3.1) and 139.3.7(4).

(1.9) Ensure that *Key Features*, identified in Section 115.3 that may exist outside the Regional Natural Heritage System are protected in accordance with Section 139.12.

(2) Recognize, encourage and protect *agriculture* as an important industry in *Halton* and as the primary long-term activity and land use throughout the Agricultural System, and to this end:

a) Support and develop plans and programs that promote and sustain *agriculture*.

b) Monitor, investigate and periodically report on its conditions, problems, trends and means to maintain its competitiveness.

c) Adopt a set of Livestock Facility Guidelines to support and provide flexibility to livestock operations and to promote best management practices in improving their compatibility with non-farm uses. These guidelines shall be developed in accordance with Provincial Plans and policies, including but not limited to *Minimum Distance Separation formulae* and the Right to Farm legislation.

d) Require Local Municipalities to apply provincially developed *Minimum Distance Separation formulae* in their Zoning By-laws.

e) Require the proponent of any non-farm land use that is permitted by specific *policies* of this Plan but has a potential impact on adjacent *agricultural operations* to carry out an Agricultural Impact Assessment (AIA), based on guidelines adopted by Regional Council.

f) Support programs to reduce trespassing on *agricultural operations* and discourage the location of public trails near *agricultural operations.*

g) Preserve the agricultural land base by protecting *Prime Agricultural Areas* as identified on Map 1E.

(3) Recognize, encourage and support secondary industries essential to *Halton*'s *agricultural industry* and as a major contributor to its economic base and to this end:

a) Promote the location of major secondary agricultural processing, manufacturing, wholesaling and retailing operations within the Urban Area.

b) Promote *life science industries* in *Halton* that complement and support *agriculture*, where appropriate.

c) Promote the location of farm support operations within the Urban Area and within *Hamlets*.

d) Ensure that Local Official Plans provide opportunities and directions for the *development* of these industries.

(4) Recognize, encourage, protect and support *Halton*'s farmers and *agricultural operations* and to this end:

a) Consult with and support *Halton*'s farm organizations.

b) Maintain a broad-based Agricultural Advisory Committee to advise Council on *agriculture*-related matters and review and comment on AIAs provided under this Plan.

c) Provide sewage sludge suitable for fertilizer, subject to Regional and Provincial environmental protection guidelines.

d) Ensure, in cooperation with the Local Municipalities, enforcement of Weed Control By-laws.

e) [Section number not in use.]

f) Promote diverse and innovative *farming* that caters to local and regional specialty markets.

g) Introduce programs that will encourage visitors to experience and understand *agricultural operations* in *Halton*.

h) Support a farm-fresh produce network that promotes direct sales of farm produce and related products to residents, local businesses and visitors.

i) Support provincial and federal programs to attract farmers to *Halton*.

j) Encourage the Local Municipalities to:

[i] permit, without creating a new *lot*, one second dwelling within the existing farm building cluster of an active farm for accommodating full-time farm help. Such permission shall be restricted to only portable or mobile dwellings for farm help within the Niagara Escarpment Plan Area.

[ii] adopt Zoning By-laws that will allow *home occupations*, *cottage industries*, *home industries* on *commercial farms*, on-farm businesses and *agriculture*-related tourism in accordance with *policies* of this Plan.

[iii] permit or provide permanent or temporary facilities for farmers' markets in the Urban Area or *Hamlets*.

[iv] enact municipal by-laws and conduct by-law enforcement in a manner that is sensitive to and does not present barriers to *normal farm practices*.

j.1) Encourage *Conservation Authorities* to recognize *normal farm practices* including the importance of keeping agricultural drainage systems in good repair;

k) Encourage the Provincial government to:

[i] lease to farmers Provincially owned lands on a long-term basis for *agricultural use*.

[ii] maintain a property tax system that encourages *farming* and reflects the true farm, i.e. productive, value of lands.

l) Encourage the Federal Government to pursue a national agricultural *policy* that provides incentives to farmers and *agricultural operations* and supports the *agricultural industry* in the global markets.

(5) Develop and implement programs and plans to support and sustain *agriculture* in *Halton*, which may include, among others, the following:

a) an agricultural facilitator acting as a direct and on-going liaison between the agricultural community and Regional Council,

b) development of an economic development and investment strategy for *agriculture* in *Halton*,

c) marketing and promotion of local agricultural products to *Halton* communities,

d) farm succession planning including attracting new, young and immigrant farmers to *Halton*,

e) financial support to promote environmental stewardship including the preparation of *Environmental Farm Plans* and Environmental Impact Assessments for agricultural buildings, and preservation and enhancement of natural areas and functions,

f) fiscal tools including innovative tax policies, reduced development charges, and venture capitals for innovative *agriculture*,

g) development and implementation of education programs to promote public awareness and support for the *agricultural industry*,

h) programs for securing agricultural lands from non-*farming* landowners for long term *agricultural uses* by farmers, and

i) use of Community Improvement Plans under the Planning Act to promote and support *agriculture*.

Hamlets and Rural Clusters

102. The *objectives* of *Hamlets* and *Rural Clusters* are:

(1) To provide limited opportunities for rural, non-farm residences in identifiable communities.

(2) To accommodate rural, non-farm uses.

103. *Hamlets* are compact rural communities designated to accommodate future residential growth in the rural area and small scale industrial, commercial and institutional uses serving the *farming* and rural communities. The range of uses permitted in *Hamlets* are in accordance with the *policies* of this Plan and approved *Area-Specific Plans* for *Hamlets*. *Hamlets* cannot be expanded and only minor rounding out of the boundary may be considered.

103.1 *Hamlets* located outside the Greenbelt Protected Countryside are not permitted to expand into the Greenbelt Plan Area.

104. *Rural Clusters* are existing small *settlement areas* with a historic identity, where limited residential growth and some small scale commercial and institutional uses serving the local community may be permitted. The locations and boundaries of *Rural Clusters* are identified in Local Official Plans. The range of uses permitted in *Rural Clusters* are in accordance with *policies* of this Plan and Local Official Plans.

105. New *lots* may be created in *Hamlets* or *Rural Clusters* provided that they conform to the *policies* of this Plan and *policies* in Local Official Plans and, in the case of *Hamlets*, to an approved *Area-Specific Plan*. Any *development* with three or more residential *lots* or their equivalent will require the preparation of a hydrogeological study in accordance with the *Region*'s Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection and to the satisfaction of the *Region* and the Ministry of the Environment or its delegate.

106. It is the *policy* of the *Region* to:

(1) Require the Local Municipalities to prepare *Area-Specific Plans* for *Hamlets* in accordance with Section 77(5) as applicable and with the *objectives* of providing for compact, non-ribbon form of growth and maintaining the *Hamlet* character of the community.

(2) Apply the following conditions to *development* within *Hamlets*:

a) *Development* shall conform to the approved *Area-Specific Plan* for the *Hamlet*, relevant *policies* of this Plan, and, if the *Hamlet* is located within the Niagara

Escarpment Plan Area, appropriate detailed *development* criteria for a Minor Urban Centre in the Niagara Escarpment Plan.

b) *Development* proposals with three or more residential *lots* must be submitted by plan of subdivision and accompanied by a hydrogeological study in accordance with *Region*'s Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection.

c) Non-residential uses cannot exceed a gross floor area of 500 sq m and will require a hydrogeological study, if deemed necessary by the *Region*.

(3) [Section number not in use.]

(4) Permit, but not require, Local Official Plans to designate *Rural Clusters*. Such designation will be based on the following conditions:

a) *Rural Clusters* are existing *settlement areas* with a historic identity consisting of residential and non-farm, non-residential uses.

b) The boundaries are clearly defined in the Local Official Plan, based on *existing uses* and in a compact manner without outward extension of ribbon *development* along a roadway.

c) Only a limited number of new *lots* may be created within, not beyond, the existing settlement pattern.

d) If the *Rural Cluster* is located within the Niagara Escarpment Plan Area, *development* must meet the appropriate detailed *development* criteria for a Minor Urban Centre in The Niagara Escarpment Plan.

e) The Local Official Plan will set out *development* guidelines.

Mineral Resource Extraction Areas

107. The *objectives* of the Mineral Resource Extraction Areas are:

(1) To ensure as much of the *mineral aggregate resources* as is realistically possible shall be made available within the Region to supply mineral resource needs.

(2) To protect legally existing *mineral aggregate operations* from incompatible land uses.

(3) To ensure that *mineral aggregate resource* extraction occur in a manner that minimizes social, environmental and human health impacts.

(3.1) To ensure that the functions and features of the Region's Natural Heritage System are maintained or, where possible, enhanced during and after the extraction operations.

(4) To provide *policies* and criteria for evaluating new licence applications for *mineral aggregate operations*.

(5) To ensure the progressive and final rehabilitation of *mineral aggregate operations* to the appropriate after use.

108. This designation includes areas covered by a valid licence issued pursuant to the Aggregate Resources Act, as shown in Map 1.

109. Subject to other *policies* of this Plan, applicable policies of the Greenbelt Plan and Niagara Escarpment Plan, applicable Local Official Plan *policies* and Zoning By-laws, and site plan and conditions of the licence under the Aggregate Resources Act, the following uses may be permitted:

(1) *agricultural operations*,

(1.1) *normal farm practices*,

(2) *existing uses*,

(3) *mineral aggregate operations* licensed pursuant to and in compliance with the Aggregate Resources Act.

(4) associated facilities to a *mineral aggregate operation* used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products, provided that such associated facilities are:

a) [Section number not in use].

b) directly associated with the extraction of *mineral aggregate resources* from an integrated *mineral aggregate operation*, which may consist of more than one Aggregate Resources Act License;

c) designed to be temporary and not to be utilized after extraction has ceased; and

d) located in a manner that does not affect the final rehabilitation or enhancement of the site in accordance with an approved rehabilitation and enhancement plan.

(5) non-intensive recreation uses such as nature viewing and pedestrian trail activities,

(6) *forest*, *fisheries* and *wildlife management*,

(7) archaeological activities,

(8) *essential utility* and transportation facilities,

(9) *incidental uses*,

(10) uses permitted in an approved *Niagara Escarpment Park and Open Space Master/Management Plan*, if the subject land is located within the Niagara Escarpment Plan area,

(11) *watershed management* and flood and erosion control projects carried out or supervised by a *public authority*, and

(12) a clay products manufacturing plant, with buildings and uses accessory to the adjacent shale *quarry*, on part Lot 3, Concessions I and II, former Township of East Flamborough in the City of Burlington.

110. It is the *policy* of the *Region* to:

(1) Require the Local Municipalities to adopt Zoning By-laws, where applicable, to permit the operation of legally existing *mineral aggregate operations* in accordance with the Aggregate Resources Act and protect them from new land uses incompatible with such operations for reasons of public health, public safety or environmental impact or which would preclude or hinder the expansion or continued use of such operations.

(2) Require that all extraction and accessory operations be conducted in a manner which minimizes environmental impact in accordance with Provincial standards and requirements and Regional and Local Official Plan *policies*.

(3) Establish as a priority the protection of surface and ground water from the adverse impacts of extraction. Accordingly, the proponent of new or expanded *mineral aggregate operations* is required to carry out comprehensive studies and undertake recommended mitigation and/or remedial measures and on-going monitoring in accordance with Provincial requirements and *policies* of this Plan and in consultation with *Conservation Authorities*.

(3.1) Develop and maintain, in consultation and partnership with *public agencies*, aggregate industry and citizen groups, an Aggregate Resources Reference Manual which serves as a guidance document for *Halton*, which contains, among other things:

a) data, information and results of credible research on the Greenbelt and Regional Natural Heritage Systems, and surface and ground water systems in *Halton*, especially as these relate to the *cumulative impacts* on those systems of extractive operations in *Halton* and neighbouring municipalities,

b) best practices and protocols on mitigative and restorative measures to minimize the social, environmental and human health impacts of extractive operations for both the short and long terms, and

c) information, studies and proposed plans required to assist in the review of an application for a licence under the Aggregate Resources Act and applications for Official Plan amendments under the Planning Act.

(4) Encourage the applicant to consult, prior to the submission of an application for a new *mineral aggregate operation* or expansion to an existing operation, the *Region*, the Province, *Conservation Authorities* and other relevant agencies to identify the content of studies and information to be provided to support the application, to scope or focus study requirements where appropriate, and to determine a process and an agreement of evaluation and peer review.

(5) Require that air, noise and blasting studies be undertaken in accordance with Provincial regulations and standards and recommendations be implemented to minimize impact on social and human health.

(6) Consider *mineral aggregate resource* extraction as an interim use and require the rehabilitation of all such sites to form part of the Greenbelt or Regional Natural Heritage System or the Agricultural Area, with the proposed after-uses being in conformity with the applicable *policies* of that land use designation.

(6.1) Require the rehabilitation of *mineral aggregate operations* on *prime agricultural lands*, within *Prime Agricultural Areas* to be carried out so that substantially the same areas and same average soil quality for *agriculture* are restored.

On *prime* agricultural *lands*, complete agricultural rehabilitation is not required if:

a) There is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a *quarry* makes restoration of pre-extraction agricultural capability unfeasible;

b) Other alternative locations have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on *prime agricultural land*s where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, and Canada Land Inventory Class 1, 2 and 3 lands; and

c) Agricultural rehabilitation in remaining areas is maximized.

(6.2) Any after use not permitted in Section 109 of this Plan shall require an amendment to the Regional Plan and where applicable, the Niagara Escarpment Plan.

(7) Require an amendment to this Plan to designate any new Mineral Resource Extraction Areas, except for an 11.3 ha expansion of an existing sandstone *quarry*

located on the east half of Lot 21, Concession V, former Township of Esquesing, in the Town of Halton Hills.

(7.1) In areas outside the Greenbelt Natural Heritage System, consider applications for new or expanded *mineral aggregate operations* by amendment to this Plan and/or the Niagara Escarpment Plan in appropriate land use designations other than the following areas:

a) The Niagara Escarpment Plan Area except the Escarpment Rural Area,

b) *Provincially Significant Wetlands*,

c) *Significant* habitat of endangered species and threatened species as identified by the Province, except in accordance with the *Endangered Species Act*, 2007,

d) For *quarries*, areas within 200 m of the *Escarpment Brow*,

e) The Urban Area, *Hamlets* and *Rural Clusters* as identified by *policies* of this Plan, and

f) The North Aldershot Policy Area except in accordance with the time limited and area specific Minutes of Settlement dated June 1, 2013 and executed prior to the approval of this Plan.

(7.2) In accordance with Section 118(3)d), apply the following systems based approach in the assessment of the impact of a new or expanded *mineral aggregate operation* on the Region's Natural Heritage System:

a) Where the proposal has the potential to negatively affect *Key Features* of the Regional Natural Heritage System, as identified in Section 115.3(1), require the proponent to demonstrate through an EIA that the proposal will result in no *negative impact* on the *Key Features* or their *ecological functions* for which the area is identified.

b) In addition to Section 110(7.2)a), where the proposal has the potential to negatively affect the Regional Natural Heritage System, require the proponent to demonstrate through an EIA that the proposal will maintain, restore or where possible enhance the diversity and connectivity of *natural heritage features* in an area, and the long term *ecological functions* and biodiversity of natural heritage systems, recognizing *linkages* between and among *natural heritage features and areas*, surface water features and ground water features.

c) Where the proposal has the potential to negatively affect the Greenbelt Natural Heritage System, the provisions of Section 4.3.2 of the Greenbelt Plan apply.

d) Where the proponent has satisfied the requirements of Sections 110(7.2)a) through 110(7.2)c) as applicable, require any application for a new or expanded *mineral aggregate operation* to consider a "net environmental gain"

approach to the preservation and enhancement of the Greenbelt and/or Regional Natural Heritage System based on the following principles:

A) Outside *Prime Agricultural Areas*, or where agricultural rehabilitation is not required in accordance with Section 110(6.1), the site is to be rehabilitated to function as part of the Greenbelt and/or Regional Natural Heritage Systems.

B) The *Key Features* and *ecological functions* of the Greenbelt and/or Regional Natural Heritage Systems will, where possible, be enhanced both in the short and long terms as a result of implementing the rehabilitation plan of the proposed extractive operation and/or an off-site enhancement plan. Such enhancements may include but not necessarily be limited to:

[i] increase in the spatial extent of the Greenbelt and/or Regional Natural Heritage Systems,

[ii] increase in biological and habitat diversity,

[iii] enhancement of ecological system function,

[iv] enhancement of wildlife habitat,

[v] enhancement of natural succession,

[vi] creation of new *wetlands* or *woodlands*,

[vii] enhancement of riparian corridors,

[viii] enhancement of groundwater recharge or discharge areas, and

[ix] establishment or enhancement of *linkages* between *significant natural heritage features and areas*.

C) Priorities for restorations or enhancements to the Greenbelt and/or Regional Natural Heritage Systems through post-extraction rehabilitation shall be based on the following in descending order of priority:

[i] restoration to the original features and functions on the areas directly affected by the extractive operations,

[ii] enhancements to the Greenbelt and/or Regional Natural Heritage Systems by adding features and functions on the balance of the site,

[iii] enhancements to the Greenbelt and/or Regional Natural Heritage Systems by adding features and functions in areas immediately surrounding the site,

[iv] enhancements to that part of the Greenbelt and/or Regional Natural Heritage Systems in the general vicinity of the site, and

[v] enhancements to other parts of the Greenbelt and/or Regional Natural Heritage Systems in *Halton*.

D) Restorations or enhancements shall proceed immediately after extraction in a timely fashion.

E) Consideration should be given to the transfer of the ownership of any privately owned rehabilitated or enhanced lands to a *public body*.

F) A detailed implementation plan of the proposed restorations and enhancements shall form part of the rehabilitation plan in the site plan or be included as a condition of the licence under the Aggregate Resources Act.

(7.3) [Section number not in use.]

(7.4) [Section number not in use.]

(7.5) [Section number not in use.]

(7.6) Consider applications for an amendment to this Plan to designate a new or expanded Mineral Resource Extraction Area under the Planning Act to be complete on the basis of Sections 187(10).

(8) Evaluate each proposal to designate new or expanded Mineral Resource Extraction Areas based on its individual merits and consideration of all the following factors:

a) [Section number not in use.]

b) [Section number not in use.]

c) Adverse impacts on, and proposed measures to minimize or address such adverse impacts:

[i] the Regional Natural Heritage System in accordance with Section 110(7.2),

[ii] quality and quantity of surface and ground waters,

[iii] adjacent *sensitive land uses* including their source of drinking water,

[iv] any *Cultural Heritage Resources*,

[v] transportation system,

[vi] the surrounding *agriculture* and rural communities,

[vii] visual character of the area,

[viii] air quality, and

[ix] the Greenbelt Natural Heritage System in accordance with Section 110(7.2)

c.1) *cumulative impacts* of the proposal and other extractive operations in the general area,

d) proposed rehabilitation plan and compatibility of the proposed after-use with the *goals* and *objectives* of this Plan, and

e) risk of public financial liability during and after extraction where continuous active on-site management is required.

(8.1) Support the progressive and final rehabilitation of extractive operations that:

a) takes place in a timely fashion;

b) limits the amount of disturbed area on an on-going basis ;

c) adopts prevailing best management practices; and

d) conforms with the applicable policies of the Greenbelt Plan.

(8.2) Discourage the use of *adaptive management plans* or similar measures that will require continuous or perpetual active on-site management post rehabilitation.

(9) Ensure coordination among the *Region*, Local Municipalities, Ministry of Natural Resources, affected conservations authorities, Niagara Escarpment Commission and other agencies in the review and public consultation of proposals to designate new or expanded Mineral Resources Extraction Areas.

(9.1) Encourage the proponent of new or expanded Mineral Resource Extraction Areas to have regard to the Aggregate Resources Reference Manual for *Halton* under Section 110(3.1) of this Plan and to engage in pre-consultation with the *Region* and *public agencies* in accordance with Section 110(4).

(10) Ensure that *Region*al *policies*, standards and criteria are duly considered in the location, regulation and rehabilitation of *wayside pits and quarries*.

(11) Require the proponent of a new or expanded Mineral Resource Extraction Area to demonstrate to the satisfaction of the *Region* that the transportation of aggregate and related products associated with the proposed extractive operation can be adequately accommodated by the transportation system in *Halton*. Any improvements to the Regional and Local transportation *infrastructure* to accommodate the transportation of aggregate shall be at the expense of the proponent. If applicable, alternative routes and alternative modes for transporting the products shall be considered and evaluated.

(12) Provide to Regional Council no less frequently than every two years a State of Aggregate Resources in *Halton* report that contains, among other things:

a) number of active licences, as well as new, suspended, revoked, and surrendered licenses,

b) an overview of active extractive operations in *Halton*, including the total area under extraction, the amount of aggregate produced, and the primary destinations of these products,

c) history of complaints on the extractive operations and transportation of aggregate products and their status,

d) history of violations of site plan or conditions of licence under the Aggregate Resources Act and their status,

e) status of the implementation of approved rehabilitation plans,

f) status of the operation and implementation of approved *adaptive management plans*,

g) an assessment of the *cumulative impact* of extractive operations on both the Greenbelt and Regional Natural Heritage Systems, and

h) number and status of active and potential applications to designate Mineral Resource Extraction Areas.

Protection of Mineral Aggregate Resources

111. The *objectives* of the *Region* are:

(1) To recognize existing *mineral aggregate operations* and protect them from activities that would preclude or hinder their continued use or expansion.

(2) To protect known mineral aggregate deposits and areas of high potential *mineral aggregate resources*, as shown on Map 1F, for potential future extraction.

The *Region* recognizes that within the Niagara Escarpment Plan Area, these *objectives* are subject to the priorities set by the purpose, objectives and policies of the Niagara Escarpment Plan.

(3) To support *mineral aggregate resource conservation*.

112. It is the *policy* of the *Region* to:

(1) Protect high potential *mineral aggregate resource* areas consisting of primary and secondary sand and gravel resource areas and selected bedrock/shale resource areas, except for those areas considered to be unsuitable for extraction based largely on Section 110(7.1) of this Plan, Provincial policies and Provincial Plans. The resource areas thus identified are generally shown on Map 1F using mapping supplied by the Ministry of Northern Development, Mines and Forestry or the

Ministry of Natural Resources. Map 1F is not drawn to scale and the boundaries are only approximate. The identification of these *mineral aggregate resource* areas on Map 1F does not imply that extraction in these areas conforms to Provincial Plans or policies, nor does it imply support by the *Region* for any licence application under the Aggregate Resources Act in these areas or for any amendment to this Plan thereof.

(2) Require the proponent of any land use changes through *Region*al or Local official plan amendments, zoning amendments or consents on land that is located wholly or partially within 300m of a sand and gravel deposit or 500m of a selected bedrock and shale resource identified under Section 112(1) and that has the potential to preclude or hinder continued extraction or expansion of existing operations, establishment of new operations or access to the *mineral aggregate resources* in accordance with *policies* of this Plan and any Provincial Plan, to demonstrate through the appropriate studies to the satisfaction of the *Region* and Local Municipality that:

a) extraction would not be feasible; or

b) the proposed land use or *development* serves a greater long term public interest; and

c) issues of public health, public safety and environmental impact related to the proposed land use or *development* being located adjacent to a potential future extraction operation are addressed.

(3) Monitor regularly the amount of aggregate production in *Halton*, in comparison with other *Region*s in the Province.

Natural Heritage System

113. The Natural Heritage System consists of the Greenbelt Natural Heritage System and the Regional Natural Heritage System.

114. The *goal* of the Natural Heritage System is to increase the certainty that the biological diversity and *ecological functions* within *Halton* will be preserved and enhanced for future generations.

114.1 The *objectives* of the Natural Heritage System are:

(1) To maintain the most natural Escarpment features, stream valleys, *wetlands* and related *significant* natural areas and associated *Cultural Heritage Resources*.

(2) To maintain and enhance the landscape quality and open space character of Escarpment features.

(3) To provide a buffer to prominent Escarpment features.

(3.1) To support *agriculture* as a complementary and compatible use outside the *Key Features*.

(3.2) To recognize and support *agriculture* as a primary activity within *Prime Agricultural Areas*, in accordance with Sections 139.9, 139.9.1 and 139.9.2.

(4) To direct *developments* to locations outside *hazard lands*.

(5) To protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant *landforms* of *Halton*.

(6) To protect or enhance *Key Features*, without limiting the ability of existing *agricultural uses* to continue.

(7) To protect or enhance *fish habitats*.

(8) To preserve and enhance the quality and quantity of ground and surface water.

(9) To contribute to a continuous natural open space system to provide visual separation of communities and to provide continuous corridors and inter-connections between the *Key Features* and their *ecological functions*.

(10) To protect significant scenic and heritage resources.

(11) To protect and enhance the *Halton* waterfront as a major resource that is part of the Provincially significant Lake Ontario and Burlington Bay shoreline.

(12) To preserve native species and communities that are rare, threatened or endangered based on regional, provincial or national scales of assessment.

(13) To preserve examples of the landscape that display significant earth science features and their associated processes.

(14) To preserve examples of original, characteristic landscapes that contain representative examples of bedrock, surface *landforms*, soils, flora and fauna, and their associated processes.

(15) To preserve and enhance air quality.

(16) To provide opportunities for scientific study, education and appropriate recreation.

(17) To preserve the aesthetic character of *natural features*.

(18) To provide opportunities, where appropriate, for passive outdoor recreational activities.

114.2 Those parts of the Natural Heritage System that are outside the *Key Features* or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest also form parts of the Agricultural System, as described in Section 92 and shown on Map 1E. Within these areas, *agriculture* is recognized, supported and promoted in accordance with *policies* of the Agricultural System.

Regional Natural Heritage System

115. [Section number not in use.]

115.1 [Section number not in use.]

115.2 The Regional Natural Heritage System consists of:

(1) areas so designated on Map 1,

(2) the shoreline along Lake Ontario and Burlington Bay, and

(3) *significant* habitats of endangered species and threatened species not included in the designation on Map 1.

115.3 The Regional Natural Heritage System is a systems approach to protecting and enhancing *natural features* and functions and is scientifically structured on the basis of the following components:

(1) *Key Features*, which include:

a) *significant* habitat of endangered and threatened species,

b) *significant wetlands*,

c) *significant* coastal wetlands,

d) significant woodlands,

e) *significant* valleylands,

f) *significant* wildlife habitat,

g) *significant* areas of natural and scientific interest,

h) fish habitat,

Key Features that have been identified are shown on Map 1G.

(2) *enhancements to the Key Features* including *Centres for Biodiversity*,

(3) *linkages*,

(4) *buffers*,

(5) *watercourses* that are within a *Conservation Authority* Regulation Limit or that provide a *linkage* to a *wetland* or a *significant woodland*, and

(6) *wetlands* other than those considered *significant* under Section 115.3(1)b).

115.4 Included within the Regional Natural Heritage System are:

(1) Escarpment Natural Area and Escarpment Protection Area as identified in the Niagara Escarpment Plan, and

(2) Regulated *Flood Plains* as determined, mapped and refined from time to time by the appropriate *Conservation Authority*.

(3) Parts of the Agricultural System, being those areas of the Regional Natural Heritage System outside the *Key Features* or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest, where *agricultural operations* are promoted and supported as compatible and complementary uses in the protection of the Regional Natural Heritage System in accordance with *policies* of the Agricultural System.

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

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

a) a Sub-watershed Study accepted by the *Region* and undertaken in the context of an *Area-Specific Plan*;

b) an individual Environmental Impact Assessment accepted by the *Region*, as required by this Plan; or

c) similar studies based on terms of reference accepted by the *Region*.

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

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

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

117. [Section number not in use.]

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

(1) All types, sizes and intensities of *agricultural operations* except within the following areas:

a) Escarpment Natural Area, and

b) *Key Features* of the Regional Natural Heritage System;

notwithstanding Section 117.1(1)b), *agricultural operations* are permitted within the Regional Natural Heritage System where the only *Key Feature* is a *significant* earth science area of natural and scientific interest,

(2) *normal farm practices*,

(3) *existing uses* including existing *agricultural operations*,

(4) *single detached dwelling* on existing *lots*, unless the *lot* is identified as *Agricultural Purposes Only (APO)* in the Local Official Plans and/or Zoning By-laws.

(5) dwellings accessory to *agricultural operation*, except within the Escarpment Natural Area and which must be mobile or portable if located elsewhere within the Niagara Escarpment Plan Area, and not on properties identified as *Agricultural Purposes Only (APO)* in the Local Official Plans and/or Zoning By-laws.

(6) non-intensive recreation uses such as nature viewing and pedestrian trail activities, only on publicly owned lands or on the Bruce Trail,

(7) *forest*, *fisheries* and *wildlife management*,

(8) archaeological activities,

(9) *essential* transportation and *utility* facilities,

(10) *accessory buildings* or *structures*,

(11) *incidental uses*,

(12) uses permitted in an approved *Niagara Escarpment Park and Open Space Master/Management Plan*, if the subject land is located within the Niagara Escarpment Plan Area,

(13) *home occupations* and *cottage industries* with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,

(14) [Section number not in use.]

(15) *essential watershed management* and flood and erosion control projects either carried out or supervised by a *public authority* or, approved in a Local Official Plan as of December 16, 2009.

(16) outside the Escarpment Natural Area or the *Key Features* of the Regional Natural Heritage System other than those areas where the only *Key Feature* is a *significant* earth science area of natural and scientific interest, the following uses only if located on a *commercial farm* and secondary to the *farming* operation:

a) *home industries* with a gross floor area not exceeding 200 sq m,

b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,

c) *agriculture*-related tourism uses with a gross floor area not exceeding 500 sq m,

d) small-scale businesses that provide supplementary income to the *farming* operation provided that:

[i] such uses are permitted by specific Local Official Plan *policies* and Local Zoning By-laws;

[ii] their scale is minor and does not change the appearance of the *farming* operation;

[iii] their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding *agricultural uses*; and

[iv] they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council.

e) subject to site plan approval by the Local Municipality, *horticultural trade uses* provided that:

[i] the use meets all the criteria under Sections 100(21)d);

[ii] the farm property accommodating the use is at least 4 hectares in size ;

[iii] at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;

[iv] the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no *tree* removals;

[v] the gross floor area for the use does not exceed 500 sq m;

[vi] the outdoor storage area for the use does not exceed 1,000 sq m;

[vii] the use including buildings, outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public *highways*; and

[viii] the use can be accommodated by the private water supply and waste water treatment systems located on the property.

f) *veterinary clinics*, serving primarily the agricultural community;

g) *animal kennels*, in conjunction with a *single detached dwelling*; and

h) bed and breakfast establishments with three or fewer guest rooms.

(17) with a valid licence issued pursuant to the Aggregate Resources Act, *mineral aggregate resource* extraction and accessory uses on the expanded portion of an existing sandstone *quarry* located on the east half of Lot 21, Concession V, former Township of Esquesing, in the Town of Halton Hills.

(18) greenhouses, stockpiling and processing of soil, processing and sale of local farm products, sale of garden centre or landscaping products, sale and storage of bulk firewood and hay, cold storage and fruit packing operation, and incidental facilities necessary to support these uses on approximately 7.1 hectares of lands described as Parts 1, 2 and 3, Plan 20R-15247 located on Part Lot 18, Concession I, North of Dundas Street in the City of Burlington.

(19) activities related to the installation of and access to facilities and servicing related to the water management and monitoring system as identified in the approved Water Management System associated with the quarry located in Part of Lots 20, 21, 24, and 25, Concession 3 and Part of Lot 20, 21, 22, 23, 24 and 25 Concession 4, in the Town of Halton Hills.

(20) berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to the water management and monitoring system for the Acton quarry extension located within the setback of the license area of the quarry in Part of Lot 24, Concession 3 and Part of Lots 21 and 22, Concession 4, in the Town of Halton Hills.

118. It is the *policy* of the *Region* to:

(1) Require Local Official Plans and Zoning By-laws to recognize the Regional Natural Heritage System as identified in this Plan and include *policies* and maps to implement *policies* of this Plan and to incorporate any refinements made thereto through Section 116.1.

(1.1) Require Local Municipalities, when undertaking the preparation of *Area-Specific Plans*, Zoning By-law amendments and studies related to *development* and/or *site alteration* applications, to protect, through their Official Plans and Zoning By-laws, the *Key Features* listed in Section 115.3(1) but not mapped on Map 1G in accordance with *policies* of this Plan.

(2) Apply a systems based approach to implementing the Regional Natural Heritage System by:

a) Prohibiting *development* and *site alteration* within *significant wetlands*, *significant* coastal wetlands, *significant* habitat of endangered and threatened species and *fish habitat* except in accordance with Provincial and Federal legislation or regulations;

b) Not permitting the alteration of any components of the Regional Natural Heritage System unless it has been demonstrated that there will be no *negative impacts* on the *natural features and areas* or their *ecological functions*; in applying this *policy*, *agricultural operations* are considered as compatible and complementary uses in those parts of the Regional Natural Heritage System under the Agricultural System and are supported and promoted in accordance with *policies* of this Plan;

c) Refining the boundaries of the Regional Natural Heritage System in accordance with Section 116.1; and

d) Introducing such refinements at an early stage of the *development* or *site alteration* application process and in the broadest available context so that there is greater flexibility to enhance the *ecological functions* of all components of the system and hence improve the long-term sustainability of the system as a whole.

(3) Require the proponent of any *development* or *site alteration* that meets the criteria set out in Section 118(3.1) to carry out an Environmental Impact Assessment (EIA), unless:

a) the proponent can demonstrate to the satisfaction of the Region that the proposal is minor in scale and/or nature and does not warrant an EIA,

b) it is a use conforming to the Local Official Plan and permitted by Local Zoning By-laws;

c) it is a use requiring only an amendment to the Local Zoning By-law and is exempt from this requirement by the Local Official Plan; or

d) exempt or modified by specific *policies* of this Plan.

The purpose of an EIA is to demonstrate that the proposed *development* or *site alteration* will result in no *negative impacts* to that portion of the Regional Natural Heritage System or unmapped *Key Features* affected by the *development* or *site alteration* by identifying components of the Regional Natural Heritage System as listed in Section 115.3 and their associated *ecological functions* and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement. The EIA, shall, as a first step, identify *Key Features* on or near the subject site that are not mapped on Map 1G.

(3.1) Set the criteria for the requirement of an EIA for proposed *developments* and *site alterations* as follows:

a) agricultural buildings with a footprint not exceeding 1,000 sq m or *single detached dwellings* on existing *lots* and their *incidental uses* that are located wholly or partially inside or within 30 m of any *Key Feature* of the Regional Natural Heritage System other than those areas where the only *Key Feature* is a *significant* earth science area of natural and scientific interest; if the proposed buildings or structures are located entirely within the boundary of an existing farm building cluster surrounded by *woodlands*, no EIA is required as long as there is no *tree* removal within the *woodlands*;

b) agricultural buildings with a footprint over 1,000 sq. m that are located wholly or partially inside or within 30m of the Regional Natural Heritage System; and

c) all other *developments* or *site alterations*, including public works, that are located wholly or partially inside or within 120m of the Regional Natural Heritage System.

(3.2) [Section number not in use.]

(3.3) Assist the proponent in carrying out the EIA required for an agricultural building under Section 118(3.1) through a scoped EIA and/or by providing financial aid and/or in-kind service.

(4) Require that the recommendations of an Environmental Impact Assessment, including the placement of *lot* lines and structures, carried out under Section 118(3) and endorsed by the *Region* be implemented through official plan amendments, zoning by-laws, site plan control, conditions of planning approval or regulations by the appropriate authority.

(4.1) Apply, as appropriate, *policies* of this Plan that support and promote *agriculture* and *normal farm practices* on those parts of the Regional Natural Heritage System under the Agricultural System where such uses are permitted. These *policies* include but are not limited to Sections 101(2) to 101(5).

(5) Ensure that the Local Municipalities will enhance, through the *development* process and where appropriate, the function of the Regional Natural Heritage System within the Urban Area by locating local open space adjacent to or near the Regional Natural Heritage System.

(6) Encourage the development of trails within the Regional Natural Heritage System provided that:

a) the trails are located on publicly owned lands or are part of the Bruce Trail;

b) the trails and associated activities do not impact negatively on ecologically sensitive areas or resource uses such as *agricultural operations*;

c) proper regard is given to the issues of trespassing on private properties and liability in the event of property damages or personal injuries; and

d) adjacent landowners potentially affected by the trails are consulted.

(7) Obtain, or encourage the Local Municipalities, *Conservation Authorities* and other *public agencies* to obtain, through the *development* approval process and as permitted by legislation, parts of the Regional Natural Heritage System.

(8) Promote the concept and functions of the Regional Natural Heritage System and encourage landowners and local residents to participate in its identification, protection, enhancement, and maintenance.

(9) Promote, in conjunction with other *public agencies* and through stewardship programs, the donation of privately owned lands in the Regional Natural Heritage System to *public agencies* or charitable organizations, or the transfer of the responsibilities for the protection of the *ecological functions* and features on such lands to a *public agency* or charitable organization through a conservation *easement* agreement.

(10) Support the interconnection of *Halton*'s Regional Natural Heritage System with those in the Greater Toronto and Hamilton Area and neighbouring municipalities.

(11) Require that Local Zoning By-laws prohibit new construction and the expansion or replacement of existing non-conforming uses within *hazard lands*, except where specifically exempted or identified as a Special Policy Area in the Local Official Plan. Special Policy Areas, including any policy or boundary changes thereto, must be approved by the Minister of Natural Resources and the Minister of Municipal Affairs and Housing prior to municipal adoption.

(12) Require that Local Zoning By-laws impose for *development* appropriate setbacks from Regulated *Flood Plains*, based on the kind, extent and severity of existing and potential hazard to public safety. Special consideration should be given to

agriculture-related buildings, including dwellings, to maintain the long term viability of existing *agricultural operations*, without compromising the safety of such buildings or their occupants.

(13) Encourage the Local Municipalities to adopt a One-Zone Concept whereby new *development* in the *Flood Plains*, defined by the *regulatory flood* standard, is to be prohibited or restricted.

(14) Encourage the Local Municipalities to:

a) acquire public open space on tableland adjacent to *watercourses* and along the waterfront within the Urban Area;

b) identify and designate along or near the waterfront of Lake Ontario and Burlington Bay, a continuous waterfront trail, making use of public road allowances in locations where public waterfront properties are not available; and

c) incorporate in their Zoning By-laws setback requirements for *development* along the shoreline of Lake Ontario and Burlington Bay.

(15) For property immediately adjacent to Lake Ontario or Burlington Bay that is the subject of a *development* or redevelopment application:

a) Require, as a condition of approval, the proponent to investigate and implement as necessary shoreline erosion protection measures to the satisfaction of Conservation Halton, and the Local Municipality.

b) Require the Local Municipality to establish, in consultation with Conservation Halton, building setbacks sufficient to assure the long term safety of the structure(s).

c) Encourage the Local Municipality to obtain, through dedication, agreement or purchase, suitable waterfront property along Lake Ontario or Burlington Bay, for public access and as part of a continuous trail system along or adjacent to the waterfront.

d) Require, where the siting or size of a *development* warrants, that the proponent minimize any *adverse effect* on on-shore lake breezes and views of Lake Ontario or Burlington Bay from public places such as roads, parks and trails.

(16) Prepare jointly with Conservation Halton a Lake Ontario and Burlington Bay Shoreline Protection and Management Plan, with participation of the private owners of waterfront properties, the City of Burlington, the Town of Oakville, and the Provincial and Federal governments.

(17) Require that Local Zoning By-laws restrict *development*, including water *lots*, in Lake Ontario or Burlington Bay, subject to the approval of Conservation Halton, the Ministry of the Environment, the Ministry of Natural Resources and the Local Municipality, and permit, in this regard, only open space uses, docks or erosion protection works.

(18) Encourage the Ministry of Natural Resources and the *Conservation Authorities* to develop management programs for the regeneration of fisheries and wildlife resources along the shoreline of Lake Ontario, Burlington Bay and their tributaries.

(19) Enact a *tree* conservation by-law, in accordance with Section 147(5)a) of this Plan.

(20) Prohibit the creation of new *lots* for residential purposes, except in *Hamlets* or *Rural Clusters,* or to permit the severance of a *residence surplus to a farm operation,* subject to the other policies of this Plan.

(21) Permit sewage and water services as described in Section 101(1.3).

(22) Recognize and protect lands within *Prime Agricultural Areas,* as shown on Map 1E, in accordance with Sections 139.9, 139.9.1 and 139.9.2.

(23) Require new land uses within the Regional Natural Heritage System that abuts the Urban Area, including the creation of *lots*, and new or expanding livestock facilities to comply with the provincially developed *Minimum Distance Separation formulae.*

119. [Section number not in use.]

120. [Section number not in use.]

121. [Section number not in use.]

122. [Section number not in use.]

123. [Section number not in use.]

124. [Section number not in use.]

125. [Section number not in use.]

126. [Section number not in use.]

127. [Section number not in use.]

128. [Section number not in use.]

129. [Section number not in use.]

130. [Section number not in use.]

131. [Section number not in use.]

132. [Section number not in use.]

Regional Waterfront Parks

133. The *objectives* of the Regional Waterfront Parks are:

(1) To maximize public accessibility to the *Halton* waterfront by increasing the amount of well distributed public open space.

(2) To provide a variety of recreational, cultural and tourism opportunities along the *Halton* waterfront.

134. Included in this designation are the following Parks, with their general locations shown on Map 1 and detailed boundaries shown on Map 2:

(1) Burlington Beach,

(2) Burloak Park, and

(3) Bronte Harbour.

135. Subject to other *policies* of this Plan and applicable Local Official Plan *policies* and Zoning By-laws, and in accordance with approved master plans, the following uses may be permitted:

(1) *existing uses*,

(2) recreation uses,

(3) *forest*, *fisheries* and *wildlife management*,

(4) archaeological activities,

(5) transportation and *utility* facilities,

(6) *watershed management* and flood and erosion control projects carried out or supervised by a *public agency*.

(7) specialized waterfront commercial, institutional and tourism-related uses,

(8) marine and harbour facilities,

(9) cultural and historical facilities,

(10) public works, and

(11) uses complementary to the Waterfront Park as permitted in the approved master plan.

136. It is the *policy* of the *Region* to:

(1) Prepare and approve Waterfront Park master plans, in partnership with Conservation Halton and the Local Municipalities, appropriate Provincial ministries and Federal departments, and other affected *public bodies*. Such plans shall examine, where appropriate, transportation impacts, parking, servicing, construction activity, boat storage, compatibility with surrounding land uses, connections to the waterfront trail as described under Section 118(14)b), public safety, interpretive facilities, a variety of recreation uses, the effect on water intakes and storm outfalls, and any other identified concerns or requirements. The study areas of such master plans can extend beyond the boundaries of the Waterfront Parks as shown on Map 2.

(2) Enter into partnership agreements with senior levels of government, Conservation Halton, the Local Municipality and/or other public or private bodies, for the development, financing and/or management of each Waterfront Park.

(3) Upon substantial completion of the development of a Waterfront Park in accordance with its master plan, transfer the management and day-to-day operation of the Park to the Local Municipality or Conservation Halton as part of the partnership agreement under Section 136(2) or through a separate agreement. Included in the agreement will be a park management plan and financial obligations of the *Region* including the funding of new capital facilities of a regional scale and supported by the master plan.

(4) Consider proposals by, and enter into joint-venture agreements with, individuals or organizations to lease public waterfront property and/or develop Park components and associated activities in accordance with approved Waterfront Park master plans.

(5) Protect significant physical and biological features within Waterfront Parks.

(6) Consult the Local Municipalities and Conservation Halton on the identification and protection of heritage resources within Waterfront Parks.

(7) Review Waterfront Park master plans periodically based on, among other things, demand for various recreation activities.

North Aldershot Policy Area

137. The *objectives* of the North Aldershot Policy Area are:

(1) To recognize and maintain the distinct and unique character of the North Aldershot area within the context of the surrounding built up area.

(2) To provide limited amount of *development* in certain locations while preserving significant natural areas and maintaining the predominantly rural and open space character of the landscape.

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

(1) *agricultural operations*,

(1.1) *normal farm practices*,

(2) *existing uses*,

(3) *single detached dwelling* on existing *lots*,

(4) dwelling(s) accessory to an *agricultural operation*,

(5) non-intensive recreational uses such as nature viewing and pedestrian trail activities, only if the lands are publicly owned or are part of the Bruce Trail,

(6) recreation uses including golf courses and driving ranges, subject to the following conditions:

a) any changes to the natural topography are kept to a minimum;

b) buildings and structures are minor in scale and are located in a manner that will secure an open-space character of the area;

c) there is no overnight accommodation for users or guests of the facility;

d) landscaping and berms are provided where necessary to secure an open-space character of the area;

e) the impact on adjacent *agricultural operations* is kept to a minimum, through the preparation by the proponent of an Agricultural Impact Assessment to the satisfaction of the *Region*;

f) if the use involves significant taking of ground or surface water, the proponent must demonstrate to the satisfaction of the *Region*, through appropriate studies involving a water budget analysis, that there is no adverse impact to water resources in the general area; and

g) the design and construction of the use are in keeping with the Golf Course and Recreational Facilities Best Management Guidelines adopted by Regional Council.

(7) *forest*, *fisheries* and *wildlife management*,

(8) archaeological activities,

(9) transportation and *utility* facilities,

(10) *accessory buildings* or *structures*,

(11) *incidental uses*,

(12) [Section number not in use.]

(13) [Section number not in use.]

(14) uses permitted in Local Official Plan and Zoning By-laws established in accordance with the planning framework set out in the North Aldershot Inter-Agency Review Final Report (May 1994),

(15) *home occupations* and *cottage industries* with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,

(16) bed and breakfast establishments with three or fewer guest bedrooms,

(17) *veterinary clinics*,

(18) *animal kennels* in conjunction with a *single detached dwelling*,

(19) *watershed management* and flood and erosion control projects carried out or supervised by a *public agency*, and

(20) [Section number not in use.]

(21) following uses only if located on a *commercial farm* and secondary to the *farming* operation:

a) *home industries* with a gross floor area not exceeding 200 sq m,

b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,

c) *agriculture*-related tourism uses with a gross floor area not exceeding 500 sq m, and

d) businesses that may not be related to *agriculture* provided that:

[i] such uses are permitted by specific Niagara Escarpment Plan policies if applicable, Local Official Plan *policies* and Local Zoning By-laws;

[ii] their scale is minor and does not change the appearance of the *farming* cooperation;

[iii] their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding *agricultural uses*; and

[iv] they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council.

138.1 Uses permitted under Section 138 is further subject to a revision to the boundary of the Regional Natural Heritage System within and adjacent to the North Aldershot Policy Area, based on the designations and *policies* of the Greenbelt Plan and the concept of a systems approach as described under Section 115.3 of this Plan. Upon such a revision, *policies* of the Regional Natural Heritage System of this Plan and of the Greenbelt Plan shall apply based on the revised boundary.

139. It is the *policy* of the *Region* to:

(1) Require the City of Burlington to incorporate in their Official Plan *policies* to guide any *development* within the North Aldershot Policy Area in accordance with the planning framework set out in North Aldershot Inter-Agency Review Final Report (May 1994).

(2) Require that any *development* in the North Aldershot Policy Area be based on individual well and septic systems except in those locations where *urban services* are permitted in accordance with Section 139(3).

(3) Permit the extension of *urban services* to those locations within the North Aldershot Policy Area shown as "Eligible for *Urban Services*" on Map 1 provided that:

a) a feasibility study has been prepared to the satisfaction of the *Region*;

b) Regional Council deems it prudent to extend services;

c the landowner/developer has met the financial obligations as specified by the *Region*; and

d) sufficient servicing capacity is available as determined by the *Region*.

(4) Permit the creation of new *lots* in the North Aldershot Policy Area as set out in the City of Burlington Official Plan and Zoning By-law and subject to:

a) the provisions of the *Region*'s *Urban Services* Guidelines and the completion of a detailed hydrogeological study in accordance with *Region*'s Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater

Protection, if the subject lands are not "Eligible for *Urban Services*" as identified on Map 1, or

b) the provisions of the *Region*'s *Urban Services* Guidelines, if the subject lands are "Eligible for *Urban Services*" as identified on Map 1.

(5) Apply the criteria in the Provincial documents *Minimum Distance Separation formulae* to protect *farming* from incompatible uses. In applying these Provincial criteria, those areas identified as "Eligible for *Urban Services*" on Map 1 will be treated as Urban Area.

Milton Education Village Complementary Greenbelt Lands Policy Area

139.1 The purpose of the Milton Education Village Complementary Greenbelt Lands Policy Area, as shown on Map 1, is to recognize the important role of the lands within the Greenbelt Plan Protected Countryside located west of the Milton Education Village in supporting the Milton Education Village lands as a complete, mixed-use and integrated community anchored by post-secondary education.

139.2 The *objectives* of the Milton Education Village Complementary Greenbelt Lands Policy Area are:

(1) To recognize the unique role of the Milton Education Village Complementary Greenbelt Lands in relation to the Milton Education Village and the strategic opportunities for integrated research and scientific study.

(2) To support *development* within the Milton Education Village Complementary Greenbelt Lands that complements the vision for the Milton Education Village and opportunities for integrated research and scientific study in a manner that protects and enhances the *natural environment* and rural countryside.

(3) To permit stormwater management *infrastructure* that is essential and in the public interest and that is required for and will contribute to the growth and economic development expected within the Milton Education Village adjacent to the Greenbelt Plan area.

139.2.1 Subject to other policies of this Plan, applicable polices of the Greenbelt Plan, applicable Local Official Plan policies and Zoning By-laws, and applicable Conservation Authority regulatory requirements, the following additional uses may be permitted on the Milton Education Village Complementary Greenbelt Lands:

(1) stormwater management facilities, provided that:

a) such uses meet the applicable Greenbelt Plan objectives and policies for infrastructure within the Protected Countryside;

b) such uses are essential, meaning that they are deemed necessary to the public interest after all alternatives have been considered;

c) they are located outside of *Key Features*, *buffers*, and *vegetation protection zones*;

d) they avoid *prime agricultural areas*, unless need has been demonstrated and it has been established that there is no reasonable alternative;

e) they represent green infrastructure, providing ecological and hydrological functions and processes that support the Natural Heritage System;

f) they are developed and operated as a research facility that supports the Milton Education Village and the scientific research and study undertaken at its post-secondary institutions related to watersheds, water quality and quantity, and management practices; and

g) they address the detailed requirements and studies identified in Section139.2.2 of this Plan.

(2) uses directly associated with a stormwater management facility and necessary to support the installation, access, operation, and maintenance of the facility, provided they are located outside of *Key Features*, *buffers*, and *vegetation protection zones*, with the exception of those components of the facility that are essential for conveying stormwater to the receiving *Key Feature*;

(3) non-intensive uses related to scientific study, education, and research, that are directly related to a post-secondary institution in the Milton Education Village.

139.2.2 Subject to other policies of this Plan, prior to development or site alteration on the Milton Education Village Complementary Greenbelt Lands related to the permitted uses identified in Section 139.2.1 of this Plan, the following studies must be completed:

(1) an Agricultural Impact Assessment, based on guidelines adopted by Regional Council, that demonstrates:

a) there is an identified need to use additional land for the proposed use and it is demonstrated that there are no reasonable alternatives that avoid prime agricultural areas or locations in prime agricultural areas within lower priority agricultural lands;

b) where adverse impacts on the Agricultural System are unavoidable, there are measures that will be implemented to minimize or mitigate the impacts to the extent feasible;

c) the proposed use complies with the Minimum Distance Separation formulae; and,

d) all other applicable Regional policies and requirements related to the Agricultural System are met.

(2) an Environmental Impact Assessment, based on guidelines adopted by Regional Council, or an equivalent study based on terms of reference accepted by the Region, that demonstrates:

a) there are *no negative impacts* on *Key Features* or their *ecological functions*;

b) connectivity across the Natural Heritage System and between *Key Features* and other *natural heritage features and areas* is maintained or, where possible, enhanced;

c) new *development* and *site alteration* in the Greenbelt Natural Heritage System will occur in accordance with the following:

[i] the disturbed area will not exceed 25 per cent of the total developable area, being the areas of the Milton Education Village Complementary Greenbelt Lands outside of *Key Features* and any related *vegetation protection zones*;

[ii] the impervious surface is minimized and will not exceed 10 per cent of the total developable area; and,

[iii] natural self-sustaining vegetation is maintained or restored to at least 30 per cent of the total developable area.

d) all other applicable Regional policies and requirements related to the Greenbelt and Regional Natural Heritage System are met.

(3) a stormwater management plan which demonstrates:

a) planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;

b) an integrated treatment approach will be used to minimize stormwater flows and mimic natural hydrology through lot level controls, low impact development and other conveyance techniques;

c) applicable recommendations, standards or targets within a subwatershed plan or equivalent and water budgets will be complied with; and

d) applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with the policies in subsection 3.2.7 of the Growth Plan and subsection 4.2.3.5 of the Greenbelt Plan.

CONSTRAINTS TO DEVELOPMENT

139.3 In addition to the land use designations that prescribe conditions for *development*, there are seven areas where *development* is subject to further conditions or constraints. They are:

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

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

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

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

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

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

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

Greenbelt Natural Heritage System

139.3.1 The purpose of the Greenbelt Natural Heritage System shown as an overlay on Map 1 is to implement *policies* of the Provincial Greenbelt Plan as they apply to its Natural Heritage System.

139.3.2 [Section number not in use]

139.3.3 The Greenbelt Natural Heritage System represents a systems approach to protecting *natural features* and functions within the Greenbelt Plan Area and its construct is equivalent to that of the Regional Natural Heritage System as described in Section 115.3. The *Key Features*, within the Regional Natural Heritage System referred to under Section 115.3(1), and the following *Key Features* within the Greenbelt Natural Heritage System are shown on Map 1G, for the purpose of assisting the Local Municipalities in developing detailed implementation policies in accordance with Sections 5.3 of the Greenbelt Plan:

a) sand barrens, savannahs and tall grass prairies,

b permanent and intermittent streams,

c) lakes,

d) seepage areas and springs,

e) alvars and,

f) *significant* habitat of special concern species.

139.3.4 While the Greenbelt Natural Heritage System and the Regional Natural Heritage System have different sets of planning *policies,* they complement each other and together implement *Halton's* vision of a sustainable natural heritage system that preserves and enhances the biological diversity and *ecological functions* of *Halton*. Within those parts of the Greenbelt and Regional Natural Heritage Systems that are under the Agricultural System described in Section 92, *agricultural operations* are considered as compatible and complementary uses towards implementing this vision.

139.3.5 *Development* within the Greenbelt Natural Heritage System is subject to *policies* of the Greenbelt Plan as they apply to its Natural Heritage System and to detailed implementation *policies* in the Local Official Plan in accordance with Section 5.3 of the Greenbelt Plan.

139.3.6 Refinements to the boundaries of the Greenbelt Natural Heritage System are not permitted unless as a result of amendments to the Greenbelt Plan but refinements to the boundaries of the *Key Features* within the Greenbelt Natural Heritage System may be considered in conjunction with the development of detailed implementation *polices* in the Local Plans.

139.3.7 It is the *policy* of the Region to:

(1) Prohibit *development* or *site alteration* within the *Key Features* of the Greenbelt Natural Heritage System, except in accordance with policies of this Plan.

(2) Prohibit *development* or *site alteration* on lands adjacent to the *Key Features* of the Greenbelt Natural Heritage System unless the proponent has evaluated the *ecological function*s of these lands through an Environmental Impact Assessment in accordance with Section 139.3.7(4).

(3) Notwithstanding Sections 139.3.7(1) and 139.3.7(2), permit the following uses within *Key Features*, subject to the applicable *policies* of this Plan:

a) *forest, fisheries* and *wildlife management* that is carried out in a manner that maintains or, where possible, improves these features and their functions;

b) conservation and flood or erosion control projects if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered;

c) archaeological activities;

d) *essential* transportation and *utility* facilities;

e) non-intensive recreation uses such as nature viewing, pedestrian trails and small-scale structures (such as boardwalks, footbridges, fences, docks, and picnic facilities), where *negative impacts* are minimized;

f) *existing uses*, including existing *agricultural uses*; and,

g) *mineral aggregate resource* extraction, subject to the *policies* of Section 110 of this Plan.

(4) Require the proponent of any *development* or *site alteration*, including public works, that is located wholly or partially within the Greenbelt Natural Heritage System or within 120m of a *Key Feature* to carry out an Environmental Impact Assessment (EIA). The EIA will identify a *vegetation protection zone* which:

a) is of sufficient width to protect the *Key Feature* and its functions from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and

b) is established to achieve, and be maintained as natural self-sustaining vegetation.

(4.1) Notwithstanding Section 139.3.7(4) for *agriculture*-related *development* or *site alteration*, the requirement for an EIA is reduced to within 30m of a *Key Feature*.

(5) Notwithstanding Section 139.3.7(4), require a minimum *vegetation protection zone* of 30m wide for *wetlands*, seepage areas and springs, *fish habitat*, permanent and intermittent streams, lakes, and *significant woodlands*, measured from the outside boundary of the *Key Feature*.

(6) Notwithstanding Sections 139.3.7(4), 139.3.7(4.1) and 139.3.7(5), permit without the requirement of an EIA the expansion of existing agricultural buildings and structures, residential dwellings, and accessory uses to both, within *Key Features*, subject to the following being demonstrated to the satisfaction of the Region:

[i] there is no alternative and the expansion, alteration or establishment is directed away from the *Key Features* to the maximum extent possible;

[ii] the impact of the expansion or alteration on the *Key Feature* and its functions is minimized to the maximum extent possible; and,

[iii] sewage and water services as described in Section 101(1.3).

Parkway Belt Transportation and Utility Corridors

139.4 The purpose of the Parkway Belt Transportation and *Utility* Corridors, as shown on Map 1B, is to recognize lands that have been identified by the Parkway Belt West Plan to accommodate future linear facilities for transportation, community and *utility* purposes.

139.5 It is the *policy* of the *Region* to:

(1) Require Local Official Plans and Zoning By-laws to include mapping and policies to protect the Parkway Belt Transportation and *Utility* Corridors from incompatible uses.

(2) Permit within the Parkway Belt Transportation and *Utility* Corridors, subject to other *policies* of this Plan, linear transportation, communication, and *utility* facilities, including necessary accessory facilities and installations such as interchanges, transformer stations, and treatment plants that are part of the linear distribution or collection networks.

Future Strategic Employment Areas

139.6 The purpose of the Future Strategic Employment Areas, shown as an overlay on Map 1C, is to identify and protect from incompatible uses certain lands that are strategically located with respect to major transportation facilities and existing *Employment Areas* and are best suited for employment beyond the planning horizon of this Plan. The underlying land use designations are shown on Map 1 and are subject to the *policies* of this Plan. Future Strategic Employment Areas are not land use designations and confer no permitted uses.

139.7 It is the *policy* of the *Region* to:

(1) Prohibit the re-designation of lands within the Future Strategic Employment Areas to uses that are incompatible with employment uses in the long term, especially non-farm uses such as institutional and recreational uses.

(2) Require Local Official Plans and Zoning By-laws to include mapping and policies for the Future Strategic Employment Areas in accordance with *policies* of this Plan.

(3) Investigate, as part of the Joint *Infrastructure* Staging Plan, the feasibility and costs to service the Future Strategic Employment Areas but the provision for servicing these lands, including the over-sizing of certain *infrastructure* components, are subject to other *policies* of this Plan.

(4) Consider the inclusion of any land within the Future Strategic Employment Areas into the Urban Area in accordance with Section 77(7).

Municipal Wellhead Protection Zones

139.8 The purpose of the Municipal Wellhead Protection Zones, as shown on Map 1D is to assist in the implementation of Sections 145(2) through 145(4), *policies* designed to protect the source of municipal well water from contamination.

Prime Agricultural Areas

139.9 The purpose of the *Prime Agricultural Areas*, as shown on Map 1E, is to assist in interpreting *policies* of this Plan and to assist the City of Burlington and the Towns of Milton and Halton Hills in developing detailed implementation *policies* for their respective Official Plans.

139.9.1 The *Prime Agricultural Areas* shown on Map 1E include lands in the Agricultural Area and Regional Natural Heritage System designations. Together these lands support and advance the *goal* to maintain a permanently secure, economically viable *agricultural industry* and to preserve the open space character and landscape of *Halton's* non-urbanized area.

139.9.2 It is the *policy* of the Region to:

(1) Require Local Municipalities to designate *Prime Agricultural Areas* in accordance with Map 1E, within their Official Plans and include detailed supporting *policies* which implement the related *goals*, *objectives* and *policies* of this Plan.

(2) Within the Greenbelt Plan Area, prohibit the redesignation of land within *Prime Agricultural Areas* to permit non-agricultural uses, except where permitted by the Greenbelt Plan.

(3) Outside the Greenbelt Plan Area, permit the removal of land from *Prime Agricultural Areas* only where the following have been demonstrated through appropriate studies to the satisfaction of the Region:

a) necessity for such uses within the planning horizon for additional land to be designated to accommodate the proposed uses;

b) amount of land area needed for such uses;

c) reasons for the choice of location;

d) justification that there are no reasonable alternate locations of lower capability agricultural lands;

e) no negative impact to adjacent *agricultural operations* and the *natural environment*;

f) there are no reasonable alternatives that avoid *Prime Agricultural Areas* as shown on Map 1E, and

g) the land does not comprise a *specialty crop area*.

Extraction of *mineral aggregate resources* is permitted in *Prime Agricultural Areas* in accordance with Section 110(6.1).

Identified Mineral Resource Areas

139.10 The purpose of the Identified Mineral Resource Areas, as shown on Map 1F, is to assist in the implementation of Sections 112(1) and 112(2), *policies* designed to protect high potential *mineral aggregate resources* areas from incompatible land uses.

Key Features within the Greenbelt and Regional Natural Heritage Systems

139.11 The purpose of the *Key Features* within the Greenbelt and Regional Natural Heritage Systems, as identified in Sections 115.3(1) and 139.3.3, and shown on Map 1G, is to assist in the implementation of permitted use *policies* in the Regional Natural Heritage System and the requirement for Environmental Impact Assessments, as well as to assist the Local Municipalities in developing detailed implementation *policies* for the *Key Features* of the Greenbelt Natural Heritage System in accordance with *policies* of the Greenbelt Plan and this Plan.

139.12 There may exist other *Key Features* within the Greenbelt and Regional Natural Heritage Systems that are not shown on Map 1G, or that may exist in other land use designations, such as the Agricultural Area. Local Municipalities in their official plans shall ensure that these *Key Features* are protected through appropriate *Area-Specific Plans* or studies related to *development* and/or *site alteration* applications in accordance with Section 118.

[page left blank]

PART IV HEALTHY COMMUNITIES POLICIES

ENVIRONMENTAL QUALITY

Goal and General Policies

140. The *goal* for environmental quality is to achieve a high-quality environment, for this and future generations, that will sustain life, maintain health and improve the quality of living.

141. It is the *policy* of the *Region* to:

(1) Maintain an Ecological and Environmental Advisory Committee (EEAC) to advise and assist Regional Council in the management and conservation of the *natural environment* in *Halton*.

(2) Require the proponent of any *development* in certain areas or under certain conditions as specified in this Plan, to carry out an Environmental Impact Assessment (EIA).

(3) Provide guidelines for carrying out EIAs.

(4) Seek input from EEAC in the review of EIAs provided under this Plan and make recommendations to the appropriate approval body as part of the *development* review process.

(5) Encourage the use of the principles of sustainability under Section 25 of this Plan in evaluating plans, programs and policies affecting the *natural environment*.

(6) Engage the *Halton* community in the pursuit of measures, including the undertaking of pilot projects, to address climate change, improve air quality, promote energy and water conservation, pursue the use of renewable energy sources, and generally improve environmental quality in *Halton*.

(7) Establish and maintain a Sustainability Advisory Committee to:

a) advise and assist Council in the pursuit of the goal of sustainability in accordance with the principles of sustainability under Section 25 of this Plan;

b) co-ordinate sustainability initiatives between the *Region* and the Local Municipalities;

c) recommend to Council annually a work plan for selecting, funding and overseeing research and development efforts into sustainability programs and practices, including those pilot projects as described under Section 141(6); and

d) recommend to Council a protocol, procedure or process for incorporating the principles of sustainability in land use planning decision-making.

(8) Encourage opportunities for the consideration and use of alternative engineering standards to promote sustainability and more efficient use of resources.

Air and the Ambience

142. The *objectives* of the *Region* are:

(1) To reduce, in concert with the Federal Government, the Province, other municipalities, public interest groups and the private sector, the emissions of greenhouse gases.

(2) To improve air quality and to address the impact of climate change.

(3) To reduce incrementally the overall greenhouse gas emissions and other air pollutants generated by the *Region*'s own corporate activities and functions.

(4) To contribute to the overall improvement of air quality in *Halton*'s airshed through facility management, land use planning, transportation management, roadway design, operation and maintenance, and other complementary programs.

(5) To support urban forms that will reduce long distance trip-making and the use of the private automobile.

(6) To promote trips made by *active transportation* and public transit.

(7) To promote *tree* planting in both rural and urban areas for the purposes of improving air quality, sequestering carbon dioxide and reducing energy use through shading and sheltering.

(8) To address the impact of air pollution, noise, vibration and light on land uses.

143. It is the *policy* of the *Region* to:

(1) Monitor and report regularly, in association with the Province, air quality at strategic locations in the *Region* and report on such results through the State of Sustainability Report.

(1.1) Undertake, in association with the Province, airshed modelling to predict future air quality in *Halton* and develop *policies* and programs to address future degradation of air quality.

(2) In consultation with the *Halton* community, develop a Halton Response Plan to climate change, including measures and best management practices the *Halton*

community can take to reduce greenhouse gas emissions and sequester carbon dioxide in *Halton*.

(2.1) Establish Air Quality Impact Assessment Guidelines to assist with the review of *development* applications to protect the health of *Halton* residents.

(3) Establish five-year targets for, and monitor regularly the performance of, the reduction in greenhouse gas emissions and other air pollutants generated by *Region*'s own corporate activities and functions.

(4) Promote walking, cycling and public transit over other modes of transportation.

(5) Require all new urban *development* to consider in its design the provision of safe and accessible *active transportation* facilities and access to public transit services, or transit stops where they are likely to be located, within a walking distance of 400m.

(6) Require, in the re-construction or improvement of *Arterial Roads*, that consideration be given to:

a) the provision of facilities for *active transportation* where appropriate; and

b) *tree* planting and landscaping initiatives to improve air quality and reduce visual impact to adjacent land uses.

(7) [Section number not in use.]

(8) In conjunction with the Local Municipalities, reduce noise impact of *Arterial Roads* on adjacent existing residential uses in accordance with Council-adopted noise abatement guidelines.

(9) Require proposed *development* adjacent or in proximity to railway lines or railway yards to undertake, prior to *development* approval, the following studies by qualified consultants in accordance with Provincial policies, to the satisfaction of the *Region*, the Local Municipality and the Ministry of the Environment, and in consultation with the appropriate railway agency, and to implement the study recommendations, as approved, including the restriction of new residential and other *sensitive land uses*:

a) noise studies, if the *development* is within 300m of a railway right-of-way or 1000m of a railway yard;

b) vibration studies, if the *development* is within 75m of a railway right-of-way or a railway yard; and

c) air quality studies, if the *development* contains *sensitive land uses* and is within 1,000m of a railway yard.

(10) Develop, in consultation with the Local Municipalities, the Province, Federal government and the railway agencies, Land Use Compatibility Guidelines to minimize the *adverse effects* of noise, vibration, odour and air pollution from industrial, transportation and *utility* sources on *sensitive land uses*, including the application of separation distance between these non-compatible uses.

(11) Encourage the Local Municipalities to permit in those areas adjacent to industrial, transportation and *utility* uses, primarily land uses that require minimal noise, vibration, odour and air pollution abatement measures and require the proponent of *development* in those areas to undertake, in accordance with Regional and Ministry of the Environment guidelines, the necessary impact analysis and implement, as a condition of approval, appropriate abatement measures.

(12) Achieve land use compatibility between *sensitive land uses* and *major facilities* by:

a) requiring that such uses are planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential *adverse effects* from odour, noise, vibration, air pollutants, and other contaminants, to minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities*, in accordance with Provincial guidelines, standards, and procedures;

b) where avoidance is not possible, protecting the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent *sensitive land uses* are only permitted if the following are demonstrated through appropriate studies in accordance with Provincial guidelines, standards and procedures:

[i] there is an identified need for the proposed use;

[ii] alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;

[iii] *adverse effects* to the proposed *sensitive land use* are minimized and mitigated; and

[iv] potential impacts to industrial, manufacturing or other uses are minimized and mitigated; and

c) requiring an air quality study based on guidelines under Section 143(2.1) for *development* proposals with *sensitive land uses* located within 30m of a Major Arterial or Provincial Highway, or 150m of a Provincial Freeway, as defined by Map 3 of this Plan.

(13) Adopt Regional guidelines concerning noise abatement measures on Regional roads and facilities, and encourage the Local Municipalities to adopt similar guidelines on Local Roads and facilities.

(14) Adopt lighting standards for Regional roads and facilities that would minimize sky-glow and the intrusion of unwanted lighting into adjacent uses and natural areas while not compromising public safety and encourage the Local Municipalities to do the same.

(15) Encourage the Local Municipalities to consider the impact of lighting and sky-glow on adjacent uses and natural areas in their review of site plans.

(16) Encourage the Local Municipalities to adopt landscaping policies and practices that would reduce emissions of greenhouse gases and air pollutants and reduce the urban heat island effect.

Water

144. The *objectives* of the *Region* are:

(1) To increase public awareness of the importance and value of an adequate, sustainable supply of clean water for both human use and the *natural environment*.

(2) To increase our collective knowledge of the water resources in *Halton*.

(3) To maintain, protect and enhance the quality and quantity of groundwater and surface water.

(4) To achieve integrated *watershed management* in *Halton* through partnership with all stakeholders within the watersheds.

(5) To support the protection of water quality and quantity in accordance with the *objectives* of *Watershed Plans* and Sub-watershed Studies, where they exist, or through best management practice, where such Plans/Studies do not exist.

(6) To maintain and enhance *fish habitat* in *Halton*.

(7) To promote efficient and sustainable use of water resources, including the practices for water conservation and sustaining water quality.

(8) To recognize Lake Ontario as a valuable and important natural resource on which *Halton* relies for drinking water, wastewater treatment, recreation and economic development.

(9) To support the undertaking and implementation of remedial action plans for Lake Ontario, Hamilton Harbour (Burlington Bay) and other existing bodies of water.

145. It is the *policy* of the *Region* to:

(1) Adopt and maintain an Aquifer Management Plan as described in Section 101(1.1), and Guidelines for Hydrological Studies and Best Management Practices for Groundwater Protection as described in Section 101(1.4).

(2) Identify the following Municipal Wellhead Protection Zones as shown on Map 1D, based on the migratory pattern of groundwater upstream from each of the active municipal wells supplying water to *Halton*:

a) Zone 1—100-day travel time, which is immediately adjacent to the municipal well and allows limited time for natural remediation of any contaminants in the groundwater.

b) Zone 2—100-day to 2-year travel time, which is considered to be close to the wellhead, whereby groundwater contaminated with petroleum hydrocarbons or industrial solvents within this area would arrive at the well in a relatively short time frame.

c) Zone 3—2-year to 10-year travel time, which is further from the wellhead, whereby any groundwater contamination within this area would have some time to be attenuated and diluted before reaching the municipal well; in addition, there may be sufficient time to secure a new water supply or undertake remedial action prior to the contamination of the wellhead.

(3) Require Local Zoning By-laws to show the boundaries of Municipal Wellhead Protection Zones and prohibit or restrict within these areas land uses that have the potential to release or discharge contaminants to significantly affect the quality of groundwater in accordance with Tables 2.1 and 2.2. This *policy* will be applied through the development permit system within the Niagara Escarpment Plan Area.

TABLE 2.1 LAND USE GROUPS BY RISK TO GROUNDWATER QUALITY

Group 1—High Risk Land Uses			
• Landfills, waste transfer stations, & putrescible waste disposal • Lagoons for sewage treatment • Auto wrecking & salvage yards • Commercial or industrial dry cleaning of textiles & textile products • Foundries, non-ferrous metal smelting & refining, & casting operations • Metal finishing operations (electroplating, electrocoating, galvanizing, painting, application of baked enamel) • Vehicle stampings • Wood & wood product preservation & treatment	• Airports • Bulk liquid trucking • Local inter-municipal passenger service terminals • Warehousing, bulk storage or retail sale of: - Oil, natural gas & petroleum products - Household or industrial cleaning products - Agricultural pesticides, herbicides, fungicides & chemicals • Manufacturing of: - Petroleum products or asphalt batching (including processing) - Motor vehicles, trucks, & bus bodies - Aircraft & aircraft parts - Trailers	- Rail cars - Mobile homes - Ships & boats - Industrial chemicals - Printing inks - Adhesives - Small electrical appliances - Electric lamps - Wet batteries - Dry electrical industrial equipment - Vehicle engines - Cable & wire - Pharmaceuticals & medicines - Paints & varnishes - Major electric appliances - Plastics & synthetic resins - Lighting fixtures	- Wet electrical equipment - Steering & suspension parts - Engine parts - Motor vehicle wiring - Jewellery & precious metals - Reinforced fibreglass plastic - Electronic components (semi-conductors, printed circuit boards, cathode ray tubes) - Unfinished fabricated metal products - Wheels & brakes - Leather products - Soaps & toilet preparations
Group 2—Moderate Risk Land Uses			
• Golf courses • Photo developing facilities • Printing of newspapers, packaging & books • Repair of industrial machinery	• Repair of motor vehicles, aircraft, watercraft, rail vehicles & trucks • Manufacturing of: - Plastic parts for vehicles - Telephones	- Business machines - Plastic products - Paper & newsprint - Stereo equipment - Fax machines - Dry batteries - Glass & glass products	- Furniture, caskets, cabinets & other wood products - Radios & televisions - Computing equipment - Rubber products - Photographic equipment
Group 3—Low Risk Land Uses			
• Funeral homes & cemeteries • Medical, health & other laboratories • Storage, repair yards & facilities for contractors • Asphalt paving & roofing contractor yards • Lawn care contractors • Machinery equipment rental yards	• Retail sale of agricultural pesticides & herbicides • Repair (including welding) of: - Photographic equipment - Watches - Electronic equipment - Appliances - Furniture	- Jewellery - Electronic motors - Small motors - Vending machines - Computer equipment • Manufacturing of: - Textiles (including dyeing) - Vehicle fabric accessories	- Dairy - Processed foods & meats - Soft drinks & alcohol - Baked goods - Canned goods - Frozen foods

TABLE 2.2 LAND USE PROHIBITIONS AND RESTRICTIONS WITHIN MUNICIPAL WELLHEAD PROTECTION ZONES

	Zone 1 ***100-day Travel Time***	***Zone 2*** ***100-day to 2-year Travel Time***	***Zone 3*** ***2-year to 10-year Travel Time***
Group 1— High Risk Land Uses	• Prohibited	• Prohibited	• Prohibited
Group 2— Moderate Risk Land Uses	• Prohibited	• Prohibited	• Permitted with Best Management Practices & a groundwater monitoring program*
Group 3— Low Risk Land Uses	• Prohibited	• Prohibited	• Permitted with Best Management Practices*
Other Prohibitions	• Construction of new sanitary sewage systems • Spreading or storage of biosolids, septage or manure • Installation of new septic systems	• None	• None
Other Restrictions	• New residential development over 20 units will be required to undertake a monitoring program of groundwater quality for a period of at least five years after completion of the development	• New residential development over 20 units will be required to undertake a monitoring program of groundwater quality for a period of at least five years after completion of the development	• None

* *As prescribed in Region's Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection.*

(3.1) Amend this Plan to incorporate the appropriate recommendations of the approved Drinking Water Source Protection Plans affecting *Halton*, to comply with the provisions of the Clean Water Act.

(4) Extend the protection of Wellhead Protection Zones, based on Sections 145(2) and 145(3) of this Plan, for municipal wells serving neighbouring municipalities and request similar protection from neighbouring municipalities for municipal wells serving residents of *Halton*.

(5) Require that any *development* proposal that has the potential to release or discharge contaminants to affect the quality of groundwater be subject to a review by the *Region* to assess the risk of such uses to potentially contaminate the groundwater system in *Halton*. As a result of such an assessment, the proponent may be required to carry out a hydrogeological study to the satisfaction of the *Region* and implement its recommendations which may result in a prohibition or restriction of the proposed use, or an agreement to adopt best management practices as prescribed by the *Region*.

(6) Undertake in partnership with the *Conservation Authorities* and in consultation with the Local Municipalities in *Halton* and other municipalities in the respective watersheds, the preparation of *Watershed Plans* and incorporate by amendment to this Plan appropriate recommendations of the *Watershed Plans* to:

a) define water quality objectives,

b) refine the boundaries of the Regional Natural Heritage System in accordance with *policies* of this Plan,

c) identify opportunities for and constraints to *development*,

d) address the *cumulative impact* of *development*,

e) estimate the *development capacity* of the watershed based on defined water quality objectives,

f) undertake a water budget analysis,

g) recommend implementation strategies,

h) provide directions for the carrying out of Sub-watershed Studies, and

i) identify best management practices to minimize stormwater volumes and contaminant loads from both urban and rural uses.

(7) Require that all *Watershed Plans* be submitted to Regional Council for approval.

(8) Identify, jointly with the *Conservation Authorities* and Local Municipalities, those sub-watershed areas that are or may be subject to problems as a result of existing conditions or impending *development*.

(9) Require the Local Municipalities to carry out, prior to or as part of an *Area-Specific Plan* process where applicable, Sub-watershed Studies for those sub-watershed areas identified under Section 145(8) to:

a) provide an inventory of existing geology, hydrology, hydrogeology, limnology, *fish habitats* and other environmental data,

b) establish water quality targets in accordance with the *Watershed Plan*,

c) determine base flows to maintain water quality and existing ecological conditions,

d) recommend appropriate storm water management techniques in accordance with provincial guidelines,

e) refine the boundaries of the Regional Natural Heritage System and identify other constraints under which *development* may not be permitted, in accordance with *policies* of this Plan,

f) provide detailed guidelines for *development* design and construction, and

g) establish procedures for monitoring water quality and quantity before, during, and after *development*.

(10) Encourage the protection and enhancement of *watercourses* and headwaters areas as an integral component for maintaining natural hydrological processes within a watershed.

(11) Monitor, in consultation with the appropriate agencies, the overall health of *watercourses* in *Halton* and include the result of such monitoring in the *Region*'s State of Sustainability Report.

(12) Promote the regeneration of natural areas near *watercourses*.

(13) Monitor, in conjunction with the Province and *Conservation Authorities*, the amount of ground and surface water extraction within *Halton* through the granting of water-taking permits and advocate the adoption of a sustainable limit on water-taking within *Halton*.

(14) Promote best management practices in *agricultural operations* that minimize the impact to ground and surface water systems.

(15) Develop Golf Course and Recreational Facilities Best Management Guidelines to promote environmental stewardship and to minimize impact to ground and

surface water systems in the design, construction and operation of new or existing golf courses and driving ranges.

(16) Promote the protection of the water quality in water bodies receiving treated effluent from wastewater treatment plants.

(17) Consider the impact of *development* on *fish habitat* and ensure compliance with the Federal Fisheries Act.

(18) Enact By-laws on the use and pricing of municipal water that encourage water conservation, maintain full cost recovery, and reduce peak demands.

(19) Undertake programs to promote:

a) [Section number not in use.]

b) [Section number not in use.]

c) [Section number not in use.]

d) the conservation of water use by residential, commercial and industrial water users;

e) [Section number not in use.]

f) public awareness of water conservation; and

g) safe drinking water programs among residents serviced by private individual wells.

(20) [Section number not in use.]

(21) Encourage the Local Municipalities to require low water use landscaping in site plans.

(22) Consider the implications of *development* on the water quality of Burlington Bay and work collaboratively with other jurisdictions in advancing the implementation of the Hamilton Harbour (Burlington Bay) Remedial Action Plan.

(23) Restrict *development* and *site alteration* in or near sensitive surface and ground water features and require the proponent to carry out an Environmental Impact Assessment in accordance with *policies* of this Plan and, undertake where appropriate, hydrogeological and hydrological studies to protect, improve or restore such features.

Land

146. The *objectives* of the *Region* are:

(1) To protect unique *landforms* such as the Niagara Escarpment permanently.

(2) To allow a wide range of possible land uses in *settlement areas* yet maintain an environment free from degradation through various uses of land.

(3 To preserve certain landscapes as part of *Halton*'s *Cultural Heritage Resources*.

(4) To implement, in part, the environmental *goals* and *objectives* of this Plan through strategic land acquisitions;

(5) To promote the concept of a Regional trail system by providing the needed connections, through acquisitions or *easements*, between local trails and/or inter-regional trails such as the Bruce Trail and the Waterfront Trail.

(6) To protect significant *tree*-covered areas as a natural resource and promote the enhancement of *woodland* coverage in *Halton*.

(7) To promote the conservation and wise economic use of *trees* consistent with the ecological and environmental *goals*, *objectives* and *policies* of this Plan.

(8) To promote a linked system of *woodlands* in *Halton* where appropriate.

(9) To maintain and manage a system of Regionally owned forests.

(10) To promote soil conservation and minimize soil erosion.

(11) To ensure that *development* takes place on sites that are safe from soil contamination.

(12) To protect and utilize *mineral aggregate resources* in accordance with Sections 107 through 112 of this Plan.

(13) To protect agricultural lands where appropriate.

147. It is the *policy* of the *Region* to:

(1) [Section number not in use.]

(2) Establish, jointly with the Local Municipalities and local historical organizations, criteria for identifying and means for preserving those rural and urban landscapes that are unique, historically significant and representative of *Halton*'s heritage. The preservation of rural landscape should have regard for *normal farm practices*.

(3) Adopt and maintain, in consultation with the *Halton* community and in collaboration with the appropriate agencies, a Land Securement Strategy that would identify how the overall environmental quality of *Halton* can be enhanced

through acquisitions of land ownership or land management rights through purchases, conservation *easements*, or private-public partnership agreements.

(4) Recognize, encourage and protect *forestry* both as an essential conservation land use and as a potentially significant resource industry.

(5) Recognize and protect *trees* as a renewable natural resource essential to the health and welfare of *Halton* residents, wildlife and rural environment, and to this end:

a) Enact, in cooperation with the Local Municipalities, a Regional *tree* conservation by-law to regulate the removal of *trees* in regulated areas within *Halton*.

b) Encourage the Local Municipalities to enact their own *tree* conservation by-laws to regulate *tree* removal within the Urban Area;

c) Monitor, in conjunction with the Local Municipalities and appropriate agencies, the amount and quality of *tree* cover in *Halton* on a regular basis and report the results as part of the State of Sustainability Report.

d) Promote and support the preparation by private landowners of *Forestry* Management Plans for established *woodlands*.

e) Support the Local Municipalities in requiring that all *development* proposals, to the maximum degree possible, preserve existing *trees* and plant additional *trees* in accordance with good *forestry* management practice.

e) Support the Local Municipalities in requiring that all *development* proposals, to the maximum degree possible, preserve existing *trees* and plant additional *trees* in accordance with good *forestry* management practice.

f) Require all *development* proposals to submit, at the time of initial application, an inventory of *trees* on site and a *tree* saving and planting plan unless the *development* will not result in the removal of any *trees*.

(6) Promote the planting of new *trees*, and to this end:

a) Implement, in conjunction with the Province, Local Municipalities and *Conservation Authorities* in *Halton*, a *woodland* stewardship program to promote *tree* conservation, *tree* planting and reforestation on private properties on a voluntary basis.

b) Retain *treescapes* along major transportation corridors, replace *trees* cut down for public works and, wherever possible, develop new *treescapes* consistent with safe and aesthetically pleasing road or corridor design.

c) [Section number not in use.]

d) Promote the development of *treescapes* along streams and valleys so as to reduce flooding and excessive soil erosion, maintain stream banks and slope stability, and provide suitable *fish habitat*.

e) Promote the close association of *forestry* with *farming* as mutually supportive and compatible activities, subject to the control of grazing within *woodlands*.

f) Promote reforestation programs on lower classes of Agricultural Soil.

(7) Discourage recreational activities within *woodlands* where such activities will adversely affect forest health.

(8) Maintain *Halton*'s Regional Forests in their natural state as much as possible and in accordance with good *forestry* management practices.

(9) Seek opportunities to enhance *Halton*'s Regional Forests through dedication or donation by landowners.

(10) Maintain, jointly with the Local Municipalities, the Ministry of Natural Resources and the appropriate *Conservation Authorities*, a management plan for *Halton* Regional Forests to ensure conservation and good *forestry* practice while permitting a limited range of passive, compatible recreation uses.

(11) Encourage the Provincial government to maintain property tax incentives affecting *tree*-covered lands to promote stewardship of *woodlands*, *wetlands* and other hydrological features.

(12) Enact, or encourage the Local Municipalities to enact, by-laws that:

a) regulate the removal of topsoil;

b) restrict the stripping or mining of agricultural soils; and

c) restrict activities that erode, deplete, render inert, or contaminate soils.

(13) Support the Local Municipalities in their efforts to control siltation and soil erosion through appropriate permits.

(14) Encourage the *Conservation Authorities* to consult the public in the development of *policies* to implement regulations under the Conservation Authorities Act.

(15) Identify, as part of the statutory mandate of Halton Medical Officer of Health and jointly with the Local Municipalities and the Province, locations in *Halton* of closed landfill sites and other potentially contaminated sites from previous uses.

(16) Require Local Official Plans to identify on a schedule all known landfill sites and to include *policies* requiring appropriate studies prior to the consideration of any *development* proposals on or within 500m of such sites.

(17) Require that, prior to the *Region* or Local Municipality considering any *development* proposals, the proponent undertake a process in accordance with the *Region*'s Guidelines (Protocol) for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites and any applicable Provincial legislation, regulations and guidelines to determine whether there is any potential contamination on the site and the steps necessary to bring the site to a condition suitable for its intended use.

(18) Consider approval for *development* proposals only when the *development* site complies with Provincial guidelines, Regional standards and other requirements regarding soil and groundwater quality.

Solid Waste Management

148. The *objectives* of the *Region* are:

(1) To effect an attitudinal change that will regard waste as a resource in transition waiting to be reclaimed and for which re-use or alternative uses are available and desirable.

(2) To implement an integrated and sustainable waste management system of collecting, processing and disposing of municipal *solid waste* that incorporates the principle of reduce, reuse, recycle and resource recovery and is environmentally beneficial, socially acceptable and economically optimal.

(3) [Section number not in use.]

(4) To promote among residents, consumers and businesses in *Halton* the concept of a conserver society that is based on the prudent, efficient and sustainable use of the earth's resources and the principles of reduce, reuse, recycle and resource recovery.

(5) [Section number not in use.]

(6) To promote the environmental, social and economic benefits of resource conservation and recovery.

(7) [Section number not in use.]

(8) To extend the life span of *Halton*'s Waste Management Site for as long as possible through the continuous application of the principles of reduce, reuse, recycle and resource recovery.

(9) To provide a system for managing residential *solid waste* generated within *Halton* in the most environmentally responsible, socially acceptable and cost-effective

manner and based on the principle of maximizing the economic potential of *solid waste* and utilizing landfill only as a last resort.

(10) [Section number not in use.]

(11) To include education, promotion and marketing as part of *Halton*'s *Solid Waste* Management Strategy.

(12) To consider and evaluate any new waste management facilities within *Halton* on the basis of need, public safety, environmental and social impact, and compatibility with the *goals* and *objectives* of this Plan.

149. It is the *policy* of the *Region* to:

(1) Pursue, in conjunction with appropriate agencies, other levels of government and the Local Municipalities, public education programs on the concepts of: waste as a resource, conserver society, principles of reduce, reuse, recycle and resource recovery, sustainability, and *Halton*'s *Solid Waste* Management Strategy.

(2) [Section number not in use.]

(3) Develop and update regularly a *Solid Waste* Management Strategy to establish targets for the reduction and diversion from landfill of *solid waste* and to recommend programs and plans, including financial considerations, for achieving such targets in the most cost-effective manner.

(4) Establish and maintain a broad-based *Solid Waste* Advisory Committee, consisting of residents at large and business representatives, to advise Regional Council in developing the *Solid Waste* Management Strategy, in pursuing the *objectives* and implementing the *policies* of this Plan, and on matters related to *solid waste* management.

(5) Encourage consumers and businesses, and require all Regional departments and agencies, to the extent possible, to select goods and products that:

a) contain a high proportion of recycled and secondary material, including the use of recycled aggregate in construction projects;

b) contain the least amount of packaging;

c) contain minimal or no hazardous or toxic substance;

d) can be readily reused or recycled; and

e) have the least impact on the environment.

(6) Develop programs to encourage and facilitate the commercial, industrial and institutional sectors in *Halton* to:

a) adopt the principle of reduce, reuse, recycle and resource recovery;

b) separate their *solid waste* for re-use, recycling and composting; and

c) dispose of the remainder at *Halton*'s Waste Management Site and other appropriate locations.

(7) Develop, jointly with the Province, the Local Municipalities and the *development* industry, and adopt guidelines for the design of communities and buildings that will facilitate source separation, collection, storage, and transportation of *solid waste*.

(8) Require Local Official Plans to direct *solid waste* processing and long term storage facilities to industrial areas with safeguards for the environment and human health.

(9) Support the development of long term viable markets for resources recovered from *solid waste*.

(10) Investigate and evaluate resource recovery techniques, including energy from waste facilities with cogeneration of heat and electric power, as an option for maximizing the economic potential of *solid waste*.

(11) Provide, jointly with the Local Municipalities as required, a cost-effective, integrated system for managing *solid waste* generated within *Halton*, consisting of:

a) collection from residential sources material that is separated into appropriate categories,

b) transportation of material to various processing or storage facilities for recycling and re-use,

c) transportation of remaining material to the Halton Waste Management Site,

d) operation and maintenance of the Halton Waste Management Site, as shown on Map 1, for the receipt, processing, storage and disposal of *solid waste* from all sources within *Halton*,

e) operation and maintenance of depots, as required, for the receipt and transfer of *solid waste* including household hazardous material, and

f) operation and maintenance of *solid waste* processing and storage facilities, as required, including composting of organic material.

(12) [Section number not in use.]

(13) Consider and evaluate new waste management facilities in *Halton* only in areas outside the Niagara Escarpment Plan Area and after studies have been completed based on the *goals*, *objectives* and *policies* of this Plan and in compliance with the provisions of the Environmental Assessment Act and other Provincial legislation.

(14) Require an amendment to this Plan for the establishment and operation of any new landfill facilities in *Halton*, except in the Niagara Escarpment Plan Area, where such uses are prohibited.

(15) [Section number not in use.]

(16) Manage closed waste management sites owned by the *Region* and rehabilitate them in accordance with the long term end uses suggested by Local Official Plans and this Plan, and in accordance with the requirements of the Ministry of the Environment.

HUMAN SERVICES

Goals and General Policies

150. The *goals* of the *Region* are:

(1) To achieve a sustainable state of health for all on the basis of a clean environment, economic prosperity, social equity, public safety and provision of opportunities for individuals to develop their maximum potential.

(2) To develop and maintain healthy communities by fostering physical, social and economic conditions that will enhance the state of well-being and the quality of life for the residents of *Halton*.

(3) To advance health promotion and disease prevention as the primary means of achieving optimal health status, with support and treatment services being the remedial measures.

(4) To ensure that *human services* are delivered locally and responsive to people's changing needs in a financially and socially responsible and timely manner.

151. The *Region* recognizes that the planning and provision of *human services* involve other levels of government and *public agencies*, as well as the private and voluntary sector. They may require partnership, consultation, coordination, cooperation and integration. The *human and social services goals*, *objectives* and *policies* in this Plan reflect Regional Council's commitment to the concept of Healthy Communities and its relationship with land use planning.

152. It is the *policy* of the *Region* to:

(1) Develop, jointly with the Local Municipalities, and adopt Healthy Communities Guidelines in accordance with the characterization under Section 31, which include, among other things:

a) description of general characteristics of a healthy community,

b) desirable mix of land uses within the community,

c) community design features that will promote integration of the community and accessibility by residents to services within and outside the community through *active transportation* and public transit,

d) physical design features that will promote health and safety of the community's inhabitants,

e) land use regulatory tools for promoting the shared use of land or facility by compatible uses or activities to facilitate the local delivery of *human services*,

f) suggested level of service and facility requirement for the provision of *human services* over the full human lifecycle and under special circumstances, and

g) other community features, facilities, programs and plans that will promote a healthy lifestyle based on the principles of sustainability, including access to local food supplies, reduction in automobile use, use of renewable energy sources, measures of conservation and stewardship of the environment.

(2) Require the Local Municipalities in their preparation of *Area-Specific Plans* or Official Plan policies related to *intensification* and proponents of major *development* in submitting their applications, to have regard for the Healthy Communities Guidelines.

(2.1) Co-ordinate among the Local Municipalities and senior levels of government the long term planning and provision of community *infrastructure*, *public service facilities*, and *human services* required to support growth in *Halton*, including developing guidelines for the preparation of community *infrastructure* plans under Section 77(5)p).

(3) [Section number not in use.].

(4) Establish and maintain broad-based advisory committees to provide advice to Regional Council on the delivery of *human services*.

(5) Develop, jointly with the Local Municipalities, service agencies, and other *human services* planning organizations, a region-wide *human services* information system using local information services to support the coordination and integration of *human services* across the *Region*.

Basic Material Support

153. The *objective* of the *Region* is to strive for the provision of the following for all residents of *Halton*:

(1) safe and accessible *Affordable Housing*,

(1.1) access to local healthy food,

(2) a safe, accessible and affordable transportation system to provide access to employment opportunities, social interaction and all basic *human services*, and

(3) employment opportunities to earn adequate income to support basic material needs.

154. It is the *policy* of the *Region* to:

(1) Support the provision of *Affordable Housing* through *policies* in Sections 84 to 86 of this Plan.

(1.1) Support the provision of access to local healthy food through *policies* in Sections 101(4)h), 101(5)c) and 152(1)g) of this Plan.

(2) Support the provision of a basic level of public transportation service through *policies* in Sections 171 to 173 of this Plan.

(3) Support the provision of employment opportunities through *policies* in Sections 168 to 170 of this Plan.

(4) Support Provincial and Federal legislation, programs and services designed to provide an adequate level of basic material support.

Public Safety

155. The *objective* of the *Region* is to plan for an environment with the highest level of personal safety and security for its inhabitants.

156. It is the *policy* of the *Region* to:

(1) Require all proponents of *development* to have regard for the Healthy Communities Guidelines in considering and providing physical design features that promote safety and security.

(2) Encourage the Local Municipalities to develop Crime Prevention through Environmental Design (CPTED) guidelines for use in their site plan approval process.

(3) Promote community based programs for increasing safety and security of individual neighbourhoods.

(4) Support the coordination of emergency health, ambulance, fire, police and social services in *Halton*.

(5) Prepare and maintain an Emergency Plan governing the responsive action to and the provision of essential services during an emergency or pandemic, and coordinate such efforts with the Local Municipalities and emergency response agencies.

Social Support Services

157. The *objective* of the *Region* is to identify and support, in coordination with the Local Municipalities, Province, Federal government and community agencies, a range of services that will enhance the social functioning of all *Halton*'s inhabitants.

158. It is the *policy* of the *Region* to:

(1) Prepare, adopt and update regularly, in cooperation with other social services planning organizations and networks, strategic plans to coordinate and integrate the provision of social services and programs in accordance with the *goals*, *objectives* and *policies* of this Plan.

(2) Encourage the location of human support services and facilities in local communities and in areas easily accessible by public transit.

(2.1) Encourage the integration and co-location of *human services* facilities where appropriate.

(2.2) Support projects that address the social and economic needs of the vulnerable sector of the population and the equitable distribution of public facilities and services in all parts of the *Region*.

(3) Encourage the development of residential facilities that will foster the integration of persons with *disabilities* into the life of the community.

(4) Support, in conjunction with the Local Municipalities and appropriate agencies, the provision of an adequate range and level of locally delivered, responsive services and facilities in easily accessible locations to enable residents, especially the elderly and persons with *disabilities*, to lead satisfying, productive lives.

(5) [Section number not in use.]

(6) [Section number not in use.]

(7) Encourage the Province, Federal government and other *public agencies* to increase current funding levels for *human services* so as to close any existing service gaps and meet future needs resulting from growth.

Involvement in Public Decision-Making

159. The *objective* of the *Region* is to promote public awareness of Regional affairs and services and to provide opportunities for all sectors of the community to participate in municipal decision making.

160. It is the *policy* of the *Region* to:

(1) Ensure an effective public information and communication program to increase the public's knowledge of and participation in Regional affairs and Regional services.

(2) Continue to incorporate public consultation in Regional decision-making processes.

(3) Recognize community diversity and develop a communication strategy to involve all sectors of the public in decision-making processes.

(4) Recognize linguistic diversity within the community and towards this end:

a) continuously improve the use of multi-lingual telephone services;

b) consider the production of Regional materials in multi-languages;

c) encourage Regional staff to perform sign language and cultural interpretation services;

d) support local community agencies providing cultural interpretation and translation services; and

e) implement an Inclusion Strategy to ensure that the *Region*'s customer services and business practices respond to the growing diversity in the *Halton* community.

(5) [Section number not in use.]

(6) Provide that meetings of Regional advisory committees be open to the public and be held, where possible, during the evenings.

(7) Maintain citizen representation on advisory committees.

(8) Encourage and foster public participation, by all sectors of the public, in all aspects of physical and social development, at all stages of the process, including *policy* formulation, service delivery and program evaluation.

Cultural and Recreational Services

161. The *objective* of the *Region* is to support the provision of a diverse range of accessible cultural and recreational facilities and services.

162. It is the *policy* of the *Region* to:

(1) Recognize the role of the *Conservation Authorities* and Local Municipalities in the provision of recreational facilities and services within *Halton*.

(2) Encourage the coordination of recreational services in *Halton* between the *Conservation Authorities* and Local Municipalities to avoid duplication and to increase diversity in programming.

(3) Encourage the *Conservation Authorities* and Local Municipalities to consult the public regularly, through surveys or research, regarding the range of and demand for recreational services in *Halton*.

(4) Include in the Healthy Communities Guidelines provisions for cultural and recreational services.

(5) Encourage the Local Municipalities to ensure that opportunities exist for all people to participate in and have access to a variety of leisure, spiritual and cultural enrichment activities.

(6) Seek full community access to, and encourage the use of, all public facilities and schools by non-profit groups and individuals in the community to provide a service which adds to the cultural, recreational and social quality of life.

(7) Support programs and activities that promote understanding of different linguistic and ethno-cultural groups among residents in *Halton*.

(8) Develop services and programs to address barriers due to cultural or ethnic backgrounds, income level, literacy or *disability*.

Health Services

163. The *objective* of the *Region* is to provide opportunities for all inhabitants of *Halton* to attain a status of optimal health that encompasses a healthy environment, healthy lifestyles, mental wellness and adequate access to health care.

164. It is the *policy* of the *Region* to:

(1) Monitor the health status of *Halton*'s residents regularly through the State of Sustainability Report and other health status reports.

(2) Prepare, adopt, and update regularly, in cooperation with other health services planning organizations, strategic plans to coordinate the delivery of health services by the *Region* and other health care delivery programs.

(3) Encourage the Local Municipalities to design their communities to provide ample opportunities for a range of physical activities by all age groups of the inhabitants.

(4) Encourage and support information and education programs that focus on injury prevention, health promotion and chronic disease prevention and promote healthy lifestyles, mental health and healthy behaviours.

(5) Support the establishment of environments and policies that promote health and prevent injuries, diseases, mental illnesses and addictions.

(6) Encourage and support the involvement of the community in the development of health promotion strategies and initiatives that enhance the health of the individual and the community at large.

(7) Encourage and support community based programs such as home care, meals on wheels, and a mix of home support services to enable individuals to maintain independence and remain at home as long as possible.

(8) Encourage and support the establishment, within communities and at locations accessible by *active transportation* or public transit, of facilities that provide a comprehensive range of community health care and support services.

(9) Support the Local Health Integration Networks serving *Halton* in the long term planning of major health care facilities in *Halton*.

(10) Support, in conjunction with the Local Health Integration Networks serving *Halton*, the establishment of an appropriate range and supply of accessible health care facilities in *Halton*.

CULTURAL HERITAGE RESOURCES

165. The *goal* for *Cultural Heritage Resources* is to protect the material, cultural and built heritage of *Halton* for present and future generations.

166. The *objectives* of the *Region* are:

(1) To promote awareness and appreciation of *Halton*'s heritage.

(2) To promote and facilitate public and private stewardship of *Halton*'s heritage.

167. It is the *policy* of the *Region* to:

(1) Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented *Cultural Heritage Resources* in *Halton*.

(2) Inform promptly the appropriate government agencies, First Nations and Municipal Heritage Committees of *development* proposals that may affect defined *Cultural Heritage Resources* and known archaeological sites.

(2.1) Establish and implement guidelines (protocol) for consulting with First Nations on relevant planning applications in accordance with Provincial legislation, regulations and guidelines.

(3) Require that *development* proposals on adjacent *lands* to protected *Cultural Heritage Resources*:

a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;

b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and

c) express the *Cultural Heritage Resources* in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.

(4) Prepare an Archaeological Management Plan to inventory, classify and map significant *archaeological resources* and areas of archaeological potential in *Halton* and to provide direction for their assessment and preservation, as required, and update such a Plan as part of the statutory five-year review of this Plan.

(5) Encourage the Local Municipalities to prepare, as part of any *Area-Specific Plan* or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.

(6) Prior to *development* occurring in or near areas of archaeological potential, require assessment and mitigation activities in accordance with Provincial requirements and the Regional Archaeological Management Plan.

(7) Maintain and operate a Regional facility to, through collection management, research, exhibits and programming:

a) preserve the material and cultural heritage of *Halton*,

b) acquire and share knowledge of *Halton*'s historical and natural world, and

c) encourage discovery, appreciation and understanding of *Halton*'s heritage.

(8) Develop a coordinated heritage signage and heritage promotion program in *Halton*.

(9) Ensure that the protection of *Cultural Heritage Resources* has regard for *normal farm practices.*

ECONOMIC DEVELOPMENT

168. The *goal* for economic development is to achieve sustainable economic prosperity for *Halton* on the basis of its competitive location, innovative businesses, skilled labour force, high quality *infrastructure*, sustainable natural resources, a positive business environment, and a diversified economic base.

169. The *objectives* of the *Region* are:

(1) To continuously increase the innovative capacity of *Halton*'s businesses and the knowledge base and skill level of *Halton*'s labour force in response to a changing global economy.

(1.1) To create a competitive economic environment that promotes entrepreneurship, new business formation, retention and growth of existing businesses, and the location of new strategic businesses in *Halton*.

(1.2) To attract cultural, recreational, institutional, tourism, and higher education investments that enhance *Halton* as a location of choice for employers and skilled labour and as a place to visit.

(1.3) To promote economic activities that strengthen and diversify the economic base of *Halton*.

(1.4) To protect an adequate land base to support *Halton's* and its Local Municipalities' economic competitiveness and to serve long term employment land needs in *Halton*, especially at strategic locations along major transportation corridors.

(2) [Section number not in use.]

(3) [Section number not in use.]

(4) To provide necessary *infrastructure*, as permitted by the *Region*'s financial capability, in support of the timely *development* of *Employment Areas* and *Halton's* economic base.

(5) To coordinate government programs, policies, regulations and plans that facilitate economic development, business innovations and training of *Halton's* labour force.

(6) To forge strong links among the business, government, environment and education sectors in support of a healthy, sustainable economy.

(7) [Section number not in use.]

(8) [Section number not in use.]

(9) [Section number not in use.]

(10) To promote economic activities that provide diverse, high quality employment opportunities as well as a greater match by type between employment and residential growth.

(11) To promote and support the tourism industry in *Halton*, including hospitality, attractions, festivals, events, sports, recreation, eco-tourism and agricultural and retail activities.

(12) To promote and support the *agricultural industry* in *Halton*, including local farmers markets.

170. It is the *policy* of the *Region* to:

(1) Support the continuous education and training of *Halton*'s labour force.

(2) Establish short and long term employment forecasts in accordance with Section 77(1) of this Plan and specify such forecasts by type to respond to global and regional economic trends.

(2.1) Monitor, through regular reports to Council, the attainment of employment forecasts developed under Section 77(1) using the employment data base under Section 170(9).

(3) Ensure, through *municipal comprehensive reviews* described under Section 77(7) and through provisions in Local Official Plans and Zoning By-laws, a ten-year supply of employment lands at all times for the *Region* as a whole.

(4) Encourage the Local Municipalities to phase the *development* of employment lands concurrent with nearby residential lands.

(4.1) Consider strategic investment in *infrastructure* to enhance the timely *development* of employment lands.

(4.2) Protect employment lands for economic development during the current planning period to 2051 in accordance with Sections 83, and 83.1, of this Plan.

(5) Prepare and update regularly, in conjunction with the Local Municipalities and in consultation with the business and education sectors and the general public, an Economic Development Strategic Plan that will include:

a) an assessment of the current economic health of the *Region* based on information from the State of Sustainability Report and the monitoring reports under Section 170(2.1),

b) an assessment, based on available sources and information, of global, national and regional economic trends and structural changes in the economy,

c) identification of the growth sectors, new economic opportunities for *Halton*, and necessary adjustments in human resources, *infrastructure*, land supply and government policies to take advantage of such opportunities,

d) identification of possible impact of the changing economy on existing businesses and industries in *Halton* and necessary remedial action,

e) direction for the Joint *Infrastructure* Staging Plan, and

f) an agenda for action by the various stakeholders, including the business, government and education sectors.

(6) Encourage the establishment of regular liaison and discussion among the heads of Regional and Municipal Councils in *Halton* and representatives of the business community.

(7) Participate with municipalities in the Greater Toronto Area in the development of strategies, plans and programs to promote the Greater Toronto Area as a large, diverse, competitive and dynamic economy and to attract direct foreign investments.

(8) Maintain, in conjunction with the Local Municipalities, an up-to-date inventory of vacant employment lands.

(9) Maintain a data base of employment, employment lands and employment land absorption in *Halton* through regular surveys.

(9.1) Ensure the provision of necessary information and related services to assist and encourage new business formation, new businesses to locate, and existing businesses to remain and expand, in *Halton*.

(10) Encourage and direct office, commercial, cultural and institutional uses and compatible industrial uses to locate within *Intensification Areas*.

(11) Monitor housing supply and employment categories in *Halton* to ensure that labour forces employed in *Halton* can find *Affordable Housing* accommodation locally.

(12) Encourage the Local Municipalities to:

a) ensure, through studies, land designation and revisions to their Zoning By-laws, that retail needs of residents are satisfied within the municipality or *Halton*;

b) make provisions for the redevelopment and rehabilitation of older industrial areas; and

c) implement plans and programs for the preservation, improvement, redevelopment and/or revitalization, as the case may be, of downtown core area(s).

(13) [Section number not in use.]

(14) Monitor the opportunities and constraints on future expansion of existing businesses within *Halton*, and, within the *policies* of this Plan, promote the growth of these businesses within *Halton*.

(15) Recognize the importance of entrepreneurship and the contribution by small businesses to the local economy and support plans and programs to maintain and strengthen their role.

(16) Promote *Halton* as a tourist and recreational destination for both its own residents and outside visitors based on the following themes:

a) scenic beauty including the Niagara Escarpment and a rural countryside,

b) extensive trails,

c) a strong and diversified *agricultural industry* offering authentic farm experience,

d) waterfront,

e) major four-season outdoor and indoor recreational facilities,

f) *Halton*'s *Cultural Heritage Resources*, museums and other cultural attractions, and

g) local goods and products.

(17) Establish and maintain a broad-based Tourism Advisory Committee to identify regional tourism opportunities and develop a tourism development action plan.

TRANSPORTATION

171. The *goal* for transportation is to provide a safe, convenient, accessible, affordable and efficient transportation system in *Halton*, while minimizing the impact on the environment and promoting energy efficiency.

172. The *objectives* of the *Region* are:

(1) To develop a transportation system that will encourage Regional unity and satisfy inter-regional transportation demands.

(2) To develop a balanced transportation system that:

a) reduces dependency on automobile use;

b) includes a safe, convenient, accessible, affordable and efficient public transit system that is competitive with the private automobile; and

c) promotes *active transportation*.

(3) To provide a safe, economic and efficient *highway* network for both people and goods movements with an acceptable level of service.

(4) To improve transportation network efficiency through both *travel demand management* and *transportation supply management* strategies.

(5) To increase accessibility to major areas of employment, shopping, government services, culture and recreation.

(6) To support seamless public transit services in *Halton* that:

a) provide a high level of service internally within *Halton*,

b) include continuous enhancements of the GO Transit system within *Halton*,

c) are connected to a *higher order transit* network throughout the Greater Toronto and Hamilton Area,

d) are complemented and supported by a network of *active transportation* facilities, and

e) are fully integrated both internally and externally in terms of fare and service.

(7) [Section number not in use.]

(8) To achieve a level of public transit usage that averages at least 20 per cent of all daily trips made by *Halton* residents by year 2031.

(9) To support the early introduction of public transit service in new *development* and redevelopment areas and in *Intensification Areas*.

(9.1) To ensure *development* is designed to support *active transportation* and public transit.

(9.2) To integrate transportation planning, land use planning and investment in *infrastructure*.

(10) To promote land use patterns and densities that foster strong live-work relationships and can be easily and effectively served by public transit and *active transportation*.

(11) [Section number not in use.]

(12) To support the provision of public transit service, within reasonable walking distance and at reasonable cost, to all sectors of the public, including persons with a physical disability.

(13) To ensure that the planning, *development* and design of the transportation system take into account social, economic and environmental factors as well as the needs of the agricultural community and consider, where appropriate, alternative design standards consistent with *policies* of this Plan.

(14) To develop transportation corridors as shared-use facilities with other linear *utilities*.

(14.1) To promote, in conjunction with the Province and other municipal jurisdictions, a safe and efficient network for goods movement in *Halton* and the surrounding region.

(15) To support a safe and efficient railway network for the movement of goods and people.

(16) To facilitate convenient access by *Halton* residents and businesses to major air transportation facilities in the Greater Toronto and Hamilton Area and surrounding region.

173. It is the *policy* of the *Region* to:

(1) Adopt a Functional Plan of Major Transportation Facilities, as shown on Map 3 and described in Table 3, for the purpose of meeting travel demands for year 2021 as well as protecting key components of the future transportation system to meet travel demands beyond year 2021. The alignments of entirely new sections of transportation facilities shown on Map 3 are conceptual only. The geometrics, design and construction of Provincial Freeways and Highways are under the jurisdiction of the Ministry of Transportation, and descriptions of these facilities in Table 3 are for information purposes only.

(1.1) Work with the Province and Local Municipalities to plan for and protect *planned corridors* and rights-of-way for transportation and transport facilities, as shown on

Map 3, to meet current and projected needs. *Development* shall not preclude or negatively affect the use of the *planned corridor* for the purpose(s) for which it was identified or being actively planned.

(1.2) Require Local Municipalities, in consultation with and to the satisfaction of the Province, to develop official plan policies that provide protection for *planned corridors*, including those identified in Section 173(1.4) of this Plan, to ensure that *development* shall not predetermine or preclude the planning and/or implementation of the corresponding transportation facilities and *planned corridors* on Map 3.

(1.3) Work with the Province and Local Municipalities to continue to support the completion of Provincial transportation corridor EA Studies.

(1.4) Identify the following *planned corridors* on Map 3:

a) the Highway 413 Corridor and the Northwest GTA Transmission Corridor, consisting of: a corridor protection area that reflects the Highway 413 Focused Analysis Area (2020) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (2020) and that is intended to be protected and refined until such time as the final locations of the Highway 413 Corridor and the Northwest GTA Transmission Corridor are confirmed. The final confirmed rights-of-way for the Highway 413 and Northwest GTA Transmission Corridor will be protected indefinitely with the highway lands designated under the PTHIA.

b) the Halton-Peel Boundary Area Transportation Study (HPBATS) Corridor, consisting of a corridor protection area necessary to protect for transportation improvements.

(1.5) Ensure that *development* within the areas identified in Section 173(1.4) and shown on Map 3 of this Plan will not preclude or negatively affect the planning and/or implementation of the *planned corridors* for the purpose(s) for which they are identified.

(1.6) Automatically update the *planned corridors* and associated corridor protection areas as shown on Map 3, without amendment to this Plan as follows:

a) where preferred alignments and ancillary features have been determined through an *Environmental Assessment Act* process and the identified corridors have been subsequently designated as facilities under the relevant provincial Acts or policies, at which time lands not required for the designated corridors and ancillary features are removed from the corridor protection areas; or

b) through the phased release of lands as determined by the Province, and provided that the release of lands meets the criteria under Section 173(1.5) of this Plan.

TABLE 3 FUNCTION OF MAJOR TRANSPORTATION FACILITIES

Facility Type	Function	General Design Criteria
Provincial Freeways	• Serve mainly inter-regional travel demands • Accommodate all truck traffic • Accommodate *higher order transit* services and high-occupancy-vehicle lanes • Carry high volumes of traffic • Connect Urban Areas in different regions	• Full access control • Minimum 4 travel lanes • Noise-*sensitive land uses* to be discouraged along right-of-way
Provincial Highways	• Serve mainly inter-regional travel demands • Accommodate all truck traffic • Accommodate *higher order transit* services and high occupancy vehicle lanes • Carry high volumes of traffic • Connect Urban Areas in different regions	• High degree of access control • Transit-supportive, high density, mixed use *development* to be encouraged along right-of-way within urban areas • Right-of-way requirements vary
Major Arterials	• Serve mainly inter-regional and regional travel demands • May serve an *Intensification Corridor* • Accommodate all truck traffic • Accommodate *higher order transit* services and high occupancy vehicle lanes • Connect Urban Areas in different municipalities • Carry high volumes of traffic • Distribute traffic to and from Provincial Freeways and Highways • Accommodate *active transportation*	• High degree of access control • Transit-supportive, high density, mixed use *development* to be encouraged along right-of-way within urban areas • Right-of-way requirements up to 50m • Pedestrian *infrastructure* as well as on and/or off road cycling facilities where possible
Multi-Purpose Arterials	• Serve a mix of functions of Major Arterials and Minor Arterials • Accommodate *active transportation*	• Intermediate degree of access control • Transit-supportive, high density, mixed use *development* to be encouraged along right-of-way • Right-of-way requirements up to 50m • Pedestrian *infrastructure* as well as on and/or off road cycling facilities where possible

Facility Type	Function	General Design Criteria
Minor Arterials	• Serve mainly local travel demands • May serve an *Intensification Corridor* • Accommodate local truck traffic • Accommodate local transit services • Connect Urban Areas within the same municipalities • Carry moderate to high volumes of traffic • Distribute traffic to and from Major and Multi-Purpose Arterials • Accommodate *active transportation*	• Intermediate degree of access control • Right-of-way requirements up to 35m unless specifically identified in a Local Municipal Official Plan • Pedestrian i*nfrastructure* as well as on and/or off road cycling facilities where possible
Higher Order Transit Corridors	• Serve inter-municipal and inter-regional travel demands by public transit • Serve an *Intensification Corridor* • Accommodate *higher order transit* services • Connect *Urban Growth Centres* and Mixed Use Nodes	• Exclusive right-of-way for transit vehicles where possible • Transit-supportive, high density, mixed use *development* to be encouraged around stations • Connection of *active transportation* facilities and transportation and transit *infrastructure,* at stations.
Major Transit Stations	• Part of the *higher order transit* network • Serve inter-municipal and inter-regional travel demands by public transit • Complements *Intensification Areas*	• Connecting the *higher order transit* service with other transportation modes • Facilities for mode transfers such as bicycle parking, automobile drop-off / pick-up • Surrounded by transit-supportive, high density, mixed use *development* to ensure the viability of a high level of transit services • Connection of *active transportation* facilities and transportation and transit *infrastructure*
Rail Lines	• Serve all types of people and goods movements by rail at the regional or national scale • Accommodate commuter rail movement to *Urban Growth Centres* in the Greater Toronto and Hamilton Area and the surrounding region	• Grade separations at intersections with other major transportation facilities, where warranted • Noise- or vibration-*sensitive land uses* to be discouraged along right-of-way • Transit-supportive, high density, mixed use *development* to be encouraged around Major Transit Stations

(2) Ensure that the *development* of the transportation system in and around *Halton* supports the *development* of *Intensification Areas*.

(3) Encourage the respective agencies having jurisdiction over any major transportation facilities of regional significance in *Halton*, including but not necessarily limited to those shown in Map 3, to have regard to the contents of

Table 3 of this Plan and to consult the *Region* in the planning, design and construction of such facilities.

(4) Adopt a Right-of-Way Plan of *Arterial Roads*, as shown on Map 4, for future *highway* widenings to support a balanced transportation system and to serve travel demands to year 2021.

(5) Secure through the *development* process and, where necessary, in conjunction with the Local Municipalities:

a) *Arterial Road* rights-of-way of widths as shown on Map 4; when securing these rights-of-way, it is the general *policy* of the *Region* that lands be acquired of equal distance on either side of the centreline of the original road allowance but circumstances such as topographical features, building locations, transit stations or stops, facilities for *active transportation*, *sensitive land uses*, a change in the right-of-way requirement or other factors may result in more lands being secured from one side of the road than the other;

b) daylighting triangles measured 15m by 15m at the intersection of a Major *Arterial Road* with another *highway*;

c) *Arterial Road* rights-of-way, additional to those under Section 173(5)a), for:

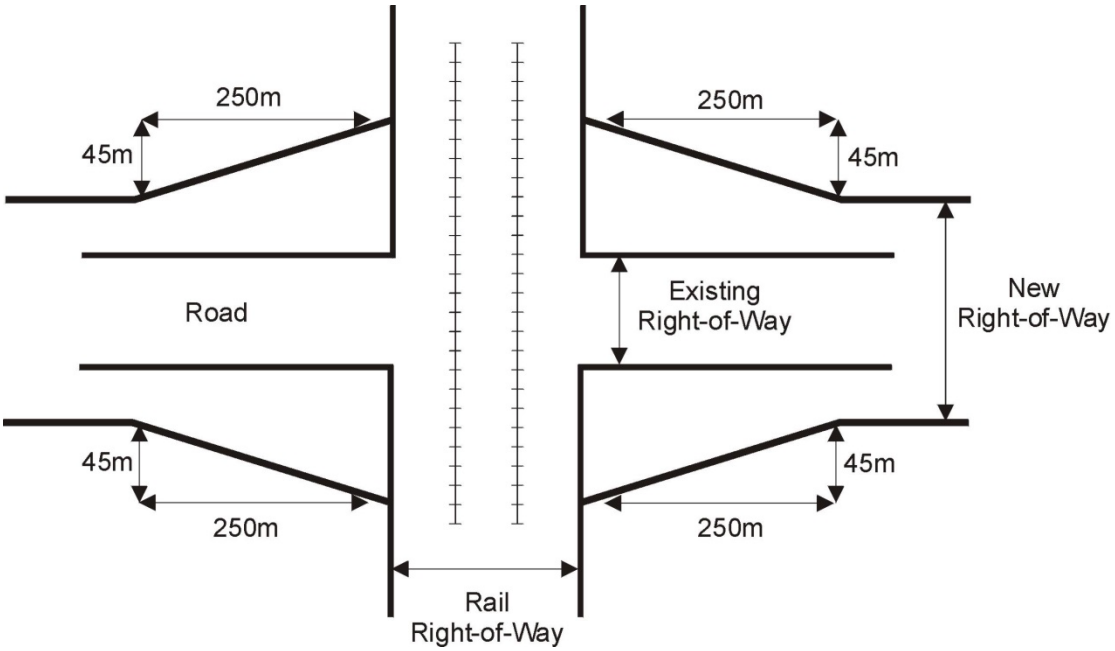
[i] future grade separations at the crossing of an *Arterial Road* with a rail line, with general dimensions as shown in Figure 3;

[ii] turning lanes and channelization at intersections;

[iii] traffic control devices or other *utility* locations; and

d) *Arterial Road* rights-of-way on alignment and of width that are based on engineering studies completed for *development* approval to the satisfaction of the *Region* and may be in addition to those shown on Map 4.

RIGHT-OF-WAY REQUIREMENTS FOR FUTURE RAILWAY GRADE SEPARATIONS



(5.1) Amend Maps 3 and 4 and Table 3 to reflect:

a) the requirements of the transportation system to meet travel demands for year 2041, upon completion of the Region's Transportation Master Plan.

b) the requirements of the transportation system to meet current and future travel demands, consistent with the appropriate recommendations of the Metrolinx Regional Transportation Plan, any inter-regional transportation network environmental assessment, and the Region's Transportation Master Plan.

c) Where the Province through the Environmental Assessment process has identified a preferred transportation route, the Region and the Local Municipalities shall undertake the necessary amendments to protect for the route in their respective Official Plans.
The version of Section 173(5.1)c) above represents the wording supported by the Region and is held under appeal for adjudication by the Ontario Land Tribunal as part of Case No. PL140744. For the version of this Section as approved by the Minister, please refer to the Minister's Decision dated November 24, 2011.

(6) Adopt a set of *Highway* Dedication Guidelines to guide the specific application of Section 173(5). *Development* process under Section 173(5) includes plans of subdivision and condominium, part-lot control applications, consents, site plan approvals, minor variances, and Parkway Belt West Plan and Niagara Escarpment Plan applications.

(7) In conjunction with the Province and the Local Municipalities, establish, and require proposed *developments* to comply with, minimum setback standards, parking provision *policies*, access control *policies*, and applicable design criteria for major transportation facilities in *Halton* consistent with the function and design criteria as described in Table 3.

(8) In conjunction with the Local Municipalities, restrict access of land uses to *Arterial Roads* in accordance with Council-adopted access management *policies* that balance providing access to land uses, meeting urban design objectives within *Urban Growth Centres* or Mixed Use Nodes and maintaining a satisfactory level of service for traffic on the *Arterial Road*.

(9) [Section number not in use.]

(10) Coordinate with the Province, Metrolinx and the Local Municipalities the planning, *development* and funding of both *highway* and inter-regional *higher order transit* projects in *Halton* to ensure the provision of a balanced transportation system with an acceptable level of service.

(11) Consult the neighbouring regional, county and local municipalities in the planning and design of transportation facilities at or near the common boundaries.

(12) Develop and implement, in conjunction with the Province, Metrolinx and the Local Municipalities, *travel demand management* initiatives to reduce travel by single-occupant vehicles and to reduce congestion on *Halton's* transportation network.

(13) Require, in the planning and design of *Arterial Roads* in *Halton*, the consideration of incorporating *transportation supply management* measures to maximize network efficiency, give priority to transit vehicles, and increase safety.

(14) In cooperation with the Province, Metrolinx and Local Municipalities, develop and implement a strategic plan for *intelligent transportation systems*, including action plans for emergency road closures, in *Halton*'s transportation network.

(15) In conjunction with the Province, Metrolinx and Local Municipalities, identify and implement a network of high-occupancy-vehicle lanes in *Halton* as part of a connected inter-regional network.

(16) Implement, in conjunction with the Local Municipalities, a network of cycling facilities in *Halton* by requiring, in any re-construction or widening of *Arterial Roads*, that consideration be given to the inclusion of such facilities within the Arterial right-of-way.

(16.1) Implement, in conjunction with the Province, Metrolinx and the Local Municipalities, a network of *active transportation* facilities in *Halton* that is integrated with public transit services and *Intensification Areas*.

(17) Require, in the environmental assessment of any *Arterial Road* project, to address whether there are other transportation alternatives and how the project would implement the transportation *goals*, *objectives* and *policies* of this Plan and to consider, where appropriate, alternative design standards to mitigate environmental and social impact.

(18) Maintain programs to continually improve safety on *Halton*'s *Arterial Road* network.

(19) Monitor and report to Council annually on the overall performance of *Halton*'s transportation system.

(20) Require the Local Municipalities to provide in their Official Plan or appropriate *Area-Specific Plans*:

a) *policies* related to the provision of transit service addressing general locations and anticipated levels of service,

b) transit-supportive corridors with appropriate *policies* and Zoning By-laws to encourage *active transportation* and transit usage, and

c) a network of *active transportation* facilities in the Urban Area(s) that serves a transportation function and provides convenient access to *Intensification Areas* and transit routes.

(20.1) Support the planning and coordination of public transit service and urban design such that all residences are within 400m walking distance of a transit stop.

(21) Require the Local Municipalities to:

a) ensure that collector roads in the Urban Area are provided approximately mid-block between *Arterial Roads* to maximize the accessibility of transit service to local residents;

b) include in the site plan approval process a review of how the proposal has maximized *active transportation* opportunities and transit access to the site;

c) direct the development of transit-supportive land uses to the *Intensification Areas*;

d) as permitted by its financial capability, introduce transit service early in *development* areas to promote the use of public transit and reduce the need for additional private automobiles;

e) adopt parking *policies* in the *Intensification Areas* that would promote *active transportation* and the use of public transit; and

f) support *intensification* by extending transit services to *Intensification Areas* and areas where transit-supportive *development densities* will be achieved.

(22) Require the proponent of any *development* considered to have a transportation impact to carry out a detailed transportation study to assess the impact of the proposal and to recommend necessary improvements to the transportation network and services consistent with the *goals*, *objectives* and *policies* of this Plan.

(23) Participate with the Province, Metrolinx and other municipalities in the Greater Toronto and Hamilton Area in the planning and *development* of an inter-regional transportation network, including a *higher order transit* system throughout the Greater Toronto and Hamilton Area.

(23.1) Work with the Province, Metrolinx and Local Municipalities towards the implementation of the Metrolinx Regional Transportation Plan, subject to the *Region*'s ability to meet its financial obligations under that Plan and its investment strategy, and adequate financial support by the senior levels of government.

(24) Support and invest, in partnership with the Province, Metrolinx and other upper-tier or single-tier municipalities in the Greater Toronto and Hamilton Area, in the continuous service and network enhancement of the Provincial GO Transit system.

(25) Secure, through the *development* process and/or strategic property acquisitions, the necessary rights-of-way and sites for transit stops and stations and commuter parking or mode transfer facilities for the implementation of local and inter-regional transit systems within *Halton*.

(26) [Section number not in use.]

(27) Seek Provincial and Federal funding and advocate other revenue sources to support strong local transit systems characterized by:

a) a good state of repair,

b) excellent feeder services to the inter-municipal/inter-regional *higher order transit* network, and

c) timely services for new and existing communities.

(28) Investigate, jointly with the Local Municipalities, Metrolinx and the Province, the integration of fare and service among local and inter-regional transit systems, and the need for and feasibility of a single transit operating authority in *Halton*.

(28.1) Pursue the implementation of the 20 per cent transit usage target by:

a) identifying, through regular update to the Transportation Master Plan, the *infrastructure* needed to support increased transit usage;

b) monitoring, as part of the annual report on the performance of the Regional transportation system under Section 173(19), public transit usage and performance of transit systems operating within *Halton*;

c) working closely with the Province and Metrolinx to ensure that inter-regional transit facilities are implemented and services provided in a timely fashion;

d) seeking changes to the Development Charges Act and other legislation to remove barriers in funding capital and operating costs of public transit services within *Halton*;

e) promoting, in conjunction with the Local Municipalities, public transit usage through the Sustainability Advisory Committee under Section 141(7);

f) taking into consideration the funding needed to support increased public transit usage in preparing the financing plan for new growth under Section 77(15); and

g) recognizing that a balanced transportation system in *Halton* is an important strategic *goal* of Council and an *objective* in the *Halton* Corporate Plan.

(29) Support the adaptation of all transportation systems to make them fully accessible to persons with a physical disability.

(30) Support, through coordination and/or provision, a transportation service for *Halton* residents who, because of physical, developmental and/or medical conditions, cannot utilize the conventional transit services even after their adaptation for persons with a physical disability.

(30.1) In conjunction with the Province, Metrolinx and other municipalities in the Greater Toronto and Hamilton Area, plan and implement an efficient, safe and integrated transportation network for goods movement by rail, road, water and air.

(31) Support the provision of a safe and efficient railway network by:

a) securing grade separations of railways and *Arterial Roads* where warranted;

b) supporting the continuous monitoring and necessary actions to improve the safety of the movement of dangerous goods by rail; and

c) ensuring, where possible, compatible land uses adjacent or in proximity to railway corridors and terminal facilities including railway yards and inter-modal terminals.

(32) Require proposed *development* adjacent or in proximity to railway lines/yards/terminals or within railway rights-of-way to ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the *Region* and the Local Municipality to mitigate any safety concerns by the railway agency and/or abutting residents.

(33) Investigate, jointly with municipalities in the Greater Toronto and Hamilton Area, the following issues related to air transportation:

a) existing operational deficiencies of the system of airports in or near the Greater Toronto and Hamilton Area,

b) *Halton*'s role in a local airport authority,

c) the role of Burlington Air Park, as identified by symbol on Map 3, in *Halton* and within the Greater Toronto and Hamilton Area airport system, taking into account social, economic and environmental impact,

d) options for maximizing the utilization of John C. Munro Hamilton International Airport, and

e) improved *highway* and transit access to Lester B. Pearson International Airport and John C. Munro Hamilton International Airport.

(34) Review and comment on any proposal of water transportation service for commuters based on its compatibility with the *goals*, *objectives* and *policies* of this Plan.

ENERGY AND UTILITIES

174. The *goal* for energy and *utilities* is to encourage and ensure the conservation and wise economic use of energy and to minimize *adverse effects* caused by its provision.

175. The *objectives* of the *Region* are:

(1) To guide *development* and transportation services so that energy consumption is held to a minimum.

(2) To reduce energy used in public and private buildings.

(3) To promote the use of those forms of energy that pose the least environmental risk.

(4) To achieve active participation of energy conservation by all residents and businesses in *Halton*.

(5) To take an active part in decisions regarding the planning and development of *utility* corridors in *Halton*.

176. It is the *policy* of the *Region* to:

(1) Recognize the importance of energy and *utility* provision, but assist in minimizing possible impacts of *utility* corridors and generating facilities, and to this end:

a) Act as coordinator of the interests of the Local Municipalities and work in conjunction with *utility* providers in the process of selecting sites and routes.

b) Coordinate with the Local Municipalities, agencies, *utility* providers and developers the design, construction, operation and maintenance of all *utility* services to minimize community and environmental impact and to ensure timely and cost-efficient services to the public.

c) Endorse the principle of multiple-use *utility* corridors and trenches and secure the cooperation of agencies and developers having authority in this matter.

d) Promote within the Urban Area, where appropriate, the availability and use of transmission corridors for recreational purposes.

e) Seek participation and early consultations on any energy-generating facilities which could affect the *Region*.

f) Urge those authorities having jurisdiction, as permitted by legislation, over the planning and development of *utility* facilities and corridors affecting *Halton*, to have regard for the *goals*, *objectives* and *policies* of this Plan.

g) Require that Local Official Plans include, for lands within or adjacent to *utility* corridors or generating facilities, *policies* that address public safety, environmental protection and air quality.

h) Urge the Province to retain all major facilities for the generation or transmission of energy/*utility* under the provisions of the Environmental Assessment Act.

(1.1) Within the Parkway Belt West Plan Area, identify and protect future linear facilities for energy and *utility* purposes, as per Sections 139.4 and 139.5 of this Plan.

(2) Facilitate energy conservation by:

a) including energy conservation as a criterion in evaluating private and public undertakings of regional significance,

b) encouraging all levels of government to provide recreational opportunities locally in *Halton* to discourage long distance trips for short term recreational purposes,

c) promoting compact growth, live-work relationship and locally accessible services,

d) encouraging the Local Municipalities to adopt energy conservation *policies*, including building guidelines in new *developments*, treescaping and site plan criteria, to improve the efficiency of energy use,

e) encouraging *public agencies*, private industries and individuals to participate in energy conservation programs,

f) evaluating and implementing cost-effective resource recovery techniques including the use of recycled wastes and waste by-products such as methane gas as an energy source,

g) applying energy conservation techniques in Regional facilities and projects, and

h) supporting energy conservation research projects and encouraging the Federal and Provincial governments to provide funds for such projects.

(3) Support the use of the principles of sustainability in evaluating proposals for alternative energy sources.

(4) Investigate, through the Sustainability Advisory Committee, energy conservation measures and alternate energy generation methods that would minimize impact to the environment.

(5) Develop, in conjunction with the Local Municipalities, guidelines for coordinated municipal responses to renewable energy proposals under the Green Energy Act and the Environmental Assessment Act.

[page left blank]

PART V IMPLEMENTATION

PURPOSE

177. The purpose of this Part is:

(1) to provide direction and interpretation in applying *policies* of this Plan;

(2) to outline the necessary tasks to be undertaken to carry out this Plan and move towards *Halton*'s planning vision; and

(3) to indicate the basis for decision making and priority setting by Regional Council.

178. While Regional Council has clearly indicated, through adoption of this Plan, its commitment to the planning vision and the associated *goals*, *objectives* and *policies* of this Plan, it recognizes the fiscal reality and will implement this Plan to the best of its financial capability by staging the necessary plans, programs and actions in an orderly, strategic, and fiscally responsible manner.

PLANS AND THE PLANNING PROCESS

Conformity of Plans

179. Under the Municipal Act, it is mandatory that the *Region* produce an Official Plan coordinated within the framework of the Planning Act. It is within the provisions of the Planning Act, among others, that *Halton*'s Official Plan will be implemented.

180. As required by Provincial legislation and regulations, *Halton*'s Official Plan must conform with or not conflict with, as the case may be, the Niagara Escarpment Plan, the Parkway Belt West Plan, the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe. As described under Section 36, this Plan has incorporated, to the extent considered appropriate by Regional Council, the provisions of these Provincial Plans. Provincial legislation and these Plans, except in certain matters specifically prohibited, permit *Halton*'s Official Plan to be more *restrictive*; and in that context, in the event of any conflict between this Plan and the Provincial Plans, the provisions of the Provincial Plans shall prevail but the provisions of this Plan that are more *restrictive* shall apply, unless doing so would conflict with the Provincial Plans.

181. [Section number not in use.]

182. Under the Planning Act, Regional Council in exercising its planning authority must be consistent with policy statements issued from time to time by the Minister of Municipal Affairs and Housing. In this regard, Council will review each Provincial policy

statement and determine the most appropriate means of implementing the objectives and policies of the statement, guided by any implementation guidelines issued by the Province. If necessary, Council will cause an amendment to this Plan. The approval by the Province of such an amendment indicates its agreement that the *Region*'s Official Plan is consistent with the particular policy statement in accordance with the Planning Act.

183. Subsequent to the approval of this Plan by the Province, the Planning Act requires that all Official Plans and Zoning By-laws of the Local Municipalities be amended to conform to this Plan. To this end, Regional Council will:

(1) Adopt the following tests for conformity between the Regional and Local Official Plans:

a) The overall direction and long term *objectives* of the Local Plan are in congruence with those of The Regional Plan.

b) The Local Plan contains *policies*, maps and/or schedules **required** specifically by *policies* of The Regional Plan.

c) The Local Plan makes reasonable efforts in accommodating matters encouraged by *policies* of The Regional Plan. Alternatively, the Local Municipality can provide a statement indicating why the *policy* direction encouraged by the *Region* is not appropriate in the local context.

d) Except where limited by Provincial policy, the Local Plan can be more *restrictive* than The Regional Plan and, in that case, it includes a statement to the effect that, in the event of conflict, the more *restrictive* provision shall apply.

(2) Upon approval by Regional Council of a Local Plan or its amendment, such Plan or amendment is deemed to conform to The Regional Plan.

(3) Identify to the Local Municipalities, upon Provincial approval of this Plan or its amendments, the areas of conflict between the Local Plan and Zoning By-laws and The Regional Plan.

(4) Require the Local Municipalities to amend their Local Official Plan and Zoning By-laws expeditiously to conform to the Regional Official Plan or its amendments.

Planning and Development Approval

184. The *Region* has delegated the approval of plans of subdivision, plans of condominium, and part-lot control by-laws to the Local Municipalities. The *Region* will continue to comment on the conformity of these applications to The Regional Plan. In the case of Local Official Plans and amendments thereto, the *Region* has exempted them from its approval subject to conformity with the exemption criteria and matters of provincial interest.

(1) All approvals of draft plans of subdivision shall include a lapsing date as per Section 51 of the *Planning Act.*

(2) If an approval of a draft plan of subdivision lapses, or when a secondary plan is updated, the implementation of the *Growth Plan* principles and objectives shall be considered; and

(3) If a plan of subdivision or part thereof has been registered for 8 years or more and does not conform to the *Growth Plan* principles and objectives, the Region may request the Local Municipality to use its authority under section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision, where construction or installation of Regional or Local services has not commenced.

185. On proposed Local Zoning By-laws or their amendments, the *Region* will comment to the Local Municipalities on matters of Regional significance or interest.

186. The *Region* will comment on minor variances and consent applications and will monitor the decisions of the Committees of Adjustment and the Land Division Committees. In this process, Regional staff may provide technical advice and comments with respect to conformity to and requirements of this Plan and other matters of Regional significance or interest.

187. The *Region* will facilitate and expedite, in conjunction with the Local Municipalities and agencies involved, the *development* approval process by:

(1) streamlining the review process through administrative improvements;

(2) enforcing deadlines for comments on applications consistent with legislated timeframe;

(3) requiring that a pre-consultation meeting be held for a Regional Official Plan Amendment and plan of subdivision application between the *Region*, the proponent, the applicable approval authority and appropriate agencies, prior to submitting an application; Regional attendance at a pre-consultation meeting regarding a Local planning application will be at the discretion of the *Region*;

(4) simplifying and publishing procedures for processing applications;

(5) ensuring that key operating departments work together closely to seek solutions to problems in processing *development* applications;

(6) maintaining an effective liaison with the Local Municipalities and key Provincial Ministries to facilitate the processing of applications;

(7) applying mediation and conflict resolution procedures in resolving differences among developers, municipalities and agencies;

(8) regularly advising the applicant of the status of his/her application;

(9) [Section number not in use.]

(10) for an application for a Regional Official Plan Amendment, plan of subdivision or consent, requiring other information and/or reports to support the application, which may include, but shall not be limited to, the following:

a) draft Regional Official Plan Amendment,

b) planning justification,

c) environmental impact,

d) *archaeological resources*,

e) cultural heritage,

f) agricultural impact,

g) healthy communities,

h) environmental review including site screening checklist, Phase 1 Environmental Site Assessment, Phase 2 Environmental Site Assessment/Record of Site Condition and Risk Assessment,

i) *tree* preservation plan/inventory,

j) *Minimum Distance Separation formulae* outside of the Urban Area,

k) *hazard land* delineation including, but not limited to, floodplain delineation,

l) *mineral aggregate resources*,

m) hydrogeology,

n) slope stability,

o) geotechnical,

p) servicing,

q) financial impact related to Regional *infrastructure*,

r) transportation,

s) noise,

t) vibration, and

u) air quality.

The proponent shall ensure that all additional requirements set out in Local Official Plan policies be addressed, in addition to the Regional requirements. All reports shall be conducted by a qualified professional consultant in accordance with Regional guidelines

or protocols or in consultation with Regional staff, the appropriate approval authority and other agencies; and the consultant shall be retained by and at the expense of the proponent. The *Region* may request electronic versions of all reports. The *Region* may require a peer review of any report by an appropriate agency or professional consultant retained by the *Region* at the proponent's expense. The scale and scope of any required report is dependent on the scale and scope of the proposal, its relationship to adjacent land uses, and the type of planning approval required, and shall be determined by the *Region* as part of the pre-consultation process. The Chief Planning Official shall be responsible for deeming a Regional Official Plan Amendment complete or incomplete. In the absence of a pre-consultation meeting between the *Region* and the proponent or the submission of adequate supporting information with an application, the Chief Planning Official may deem the application incomplete and may refuse the application.

Planning and Provincial Environmental Assessment

188. The *Region* recognizes the importance of taking into consideration environmental concerns, in the broadest definition of "environment", in the planning process and in exercising the authority under the Planning Act. It is with this recognition that this Plan was prepared and adopted by Regional Council.

189. The *Region* also recognizes the requirements of the Environmental Assessment Act that call for a comprehensive and meticulous process to prove the need for and evaluate the effects on the environment of any public undertaking.

190. In attempting to meet the intention and requirements of both the Planning Act and the Environmental Assessment Act, the *Region* will:

(1) Ensure that any planning study resulting in fundamental changes to the structure or vision of the *Region*, such as the expansion to an Urban Area, follows a comprehensive process that is characterized by:

a) a clear definition of the undertaking,

b) an effective public consultation program involving the general public and all stakeholders at the outset and throughout the study,

c) the selection of a set of criteria, prior to the development of alternatives, that are to be applied consistently throughout the study to evaluate the alternatives,

d) the consideration of a reasonable range of alternatives, and

e) decision making throughout the study that is logical, traceable and replicable.

(2) Upon approval by the relevant authorities of such a planning study,

a) consider that the need for and alternatives to the defined undertaking have been satisfactorily addressed; and

b) proceed with public works to implement the undertaking on the basis of identifying the best approach that will achieve the highest environmental benefits.

191. Notwithstanding the approach described under Section 190, the *Region* will be guided and bound by any relevant Provincial legislation, plans and policies.

GUIDELINES AND ADVISORY COMMITTEES

192. This Plan calls for the preparation of certain guidelines or protocols to provide more detailed directions in the implementation of its *policies*. They guide processes and outline approaches including studies and methodologies that would satisfy the relevant *policies* of this Plan. Alternative approaches that meet the intent and purpose of the *policies* can be proposed with appropriate justification following consultation with the *Region*. In the event of conflict between guidelines and the Plan, the latter shall prevail. The following lists the guidelines referred to in this Plan:

(1) [Section number not in use.]

(1.1) Guidelines for Preparing Community *Infrastructure* Plan (Section 77(5)p)),

(1.2) *Urban Services* Guidelines (Section 89(2)),

(1.3) On-Farm Business Guidelines (Section 100(21)d)[iv]),

(1.4) Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection (Section 101(1.4)),

(2) Livestock Facility Guidelines (Section 101(2)c)),

(3) Agricultural Impact Assessment Guidelines (Section 101(2)e)),

(4) Aggregate Resources Reference Manual (Section 110(3.1)),

(5) Environmental Impact Assessment Guidelines (Section 141(3)),

(5.1) Air Quality Impact Assessment Guidelines (Section 143(2.1)),

(5.2) Land Use Compatibility Guidelines (Section 143(10)),

(6) [Section number not in use.]

(7) Noise Abatement Guidelines (Section 143(13)),

(7.1) Golf Course and Recreational Facilities Best Management Guidelines (Section 145(15)),

(7.2) Guidelines (Protocol) for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites (Section 147(17)),

(8) Development Design Guidelines for Source Separation of *Solid Waste* (Section 149(7)),

(9) Healthy Communities Guidelines (Section 152(1)),

(9.1) Guidelines (Protocol) for Consulting First Nations on Planning Matters (Section 167(2.1)),

(10) *Highway* Dedication Guidelines (Section 173(6)), and

(11) Guidelines for Coordinated Municipal Responses to Renewable Energy Proposals (Section 176(5)).

193. Regional Council, upon adoption of this Plan, will issue all guidelines within one year and consult with the public, Local Municipalities and other *public agencies* prior to the approval of the guidelines.

194. Regional Council will be assisted by the following advisory committees in areas where technical expertise, advice and/or representation from the public at large are essential in implementing *policies* of this Plan:

(1) Halton Housing Advisory Committee (Section 86(3)),

(2 Halton Agricultural Advisory Committee (HAAC) (Section 101(4)b)),

(3) Ecological and Environmental Advisory Committee (EEAC) (Section 141(1)),

(4) Sustainability Advisory Committee (Section 141(7)),

(5) *Solid Waste* Advisory Committee (Section 149(4)),

(6) *Human Services* Advisory Committees (Section 152(4)),

(7) Tourism Advisory Committee (Section 170(17)), and

(8) Waterfront Coordinating Committee (Section 197).

195. Regional Council will ensure the effective functioning of these advisory committees by adopting terms of reference for their mandate and operation, periodically reviewing their effectiveness and need, selecting their membership, appointing one or more members of Council to their membership, and providing support services through staff. Regional Council can, by resolution, cause the termination of any Advisory Committee at any time.

IMPLEMENTATION OF SPECIAL PROJECTS

Regional Waterfront Parks

196. The implementation of the Regional Waterfront Parks will require, over an extended period of time, a diligent cooperative effort and shared funding among all levels of government. The main participants are: the Regional Municipality of Halton, the City of Burlington, the Town of Oakville and Conservation Halton. Other participants include Provincial Ministries, Federal departments and agencies, and other public and private sectors, which may also have a role in implementation and funding arrangement.

(1) The Regional Municipality of Halton will coordinate the planning and implementation of Regional Waterfront Parks in consultation and in cooperation with the other main participants. The *Region* will provide, as deemed appropriate by Council, part of the funding for land acquisition, erosion protection, creation of land base, and the provision of public uses and facilities of a regional scale or interest, in accordance with master plans approved by the *Region* and the appropriate Local Municipality.

(2) The Local Municipalities, Burlington and Oakville, will be a partner in the preparation of master plans and will facilitate and support the planning and implementation of Regional Waterfront Parks. In addition, the Local Municipalities will undertake any improvements to municipally owned parkland within Regional Waterfront Parks, and provide supplementary park facilities such as washrooms, sports fields, and recreational buildings, according to approved master plans. The Local Municipalities may also contribute funding towards land acquisition and park development, and may operate and maintain Regional Waterfront Park facilities through appropriate agreements.

(3) Conservation Halton will provide input and review the master plans, and may support Regional Waterfront Park development by contributing its share of Provincial funding towards land acquisition, shoreline protection, and the provision of basic park facilities. The Authority may also undertake specific work in such areas.

197. The *Region* will establish and maintain a Waterfront Coordinating Committee, consisting of elected/appointed officials and staff from each of the participating bodies, to coordinate implementation of the Waterfront Parks.

198. The *Region* will explore opportunities for joint venture with the private sector, on the principle that the Waterfront Parks must remain publicly accessible and the arrangement is in the long term interest of *Halton*'s residents.

199. The *Region*, in conjunction with the Local Municipalities, will actively pursue funding from all available sources, private or public, in the implementation of the Waterfront Parks.

Regional Natural Heritage System

200. The implementation of the Regional Natural Heritage System will be a cooperative effort among the Province, the *Region*, the Local Municipalities and the three *Conservation Authorities* in *Halton*.

201. The *Region* will, in conjunction with the Local Municipalities, ensure that consideration be given to the acquisition of the critical parts of the Regional Natural Heritage System through the *development* approval process as permitted by legislation.

202. The *Region* will provide funding, as deemed appropriate by Council, towards the implementation of the Regional Natural Heritage System.

Halton Green Fund

203. Regional Council will allocate funding on an annual basis towards a *Halton* Green Fund to support the continuous enhancement of the environmental quality in *Halton*.

204. Projects eligible for funding under the *Halton* Green Fund include, but are not necessarily limited to:

(1) Regional Waterfront Park *developments*,

(2) research and development into sustainability programs and practices as described in Section 141(7)c),

(3) stewardship programs, and

(4) land acquisitions under the Land Securement Strategy as described in Section 147(3).

205. Expenditure of the *Halton* Green Fund will be subject to approval by specific resolution of Council or through the annual budget process.

Support for Agriculture

205.1 Regional Council will consider funding on an annual basis towards supporting a viable and sustainable *agricultural industry* in *Halton*.

205.2 Projects eligible for funding are generally described under Section 101(5).

Community Improvement Plans

205.3 Under the Planning Act and its regulations, the *Region* is a prescribed upper-tier municipality that may designate all or part of the *Region* as a Community Improvement Project Area for the purpose of preparing and implementing Community Improvement Plans to improve the following elements within the Project Area:

(1) *infrastructure* within the *Region*'s jurisdiction,

(2) land and buildings within any *Intensification Area*, and

(3) *Affordable Housing*.

205.4 Under a Community Improvement Plan, the *Region* may acquire and dispose of lands and buildings, undertake improvements to such lands and buildings, and make grants and loans to other parties for the purpose of carrying out programs under the Plan.

205.5 The *Region* may also participate in a Local Municipality's Community Improvement Plan and make loans and grants to that Local Municipality in support of its Plan.

205.6 Regional Council, in consultation with the affected Local Councils, will use Community Improvement Plans at the appropriate time and circumstances to implement *policies* of this Plan.

MONITORING

206. Regional Council recognizes the importance of information to support sound and effective decision making and priority setting. A comprehensive monitoring program of gathering and analyzing information is essential to the implementation of this Plan. It will be used to evaluate the effectiveness of the *policies* and measure the performance of programs designed to achieve the *objectives*. It is also an important tool in identifying emerging trends that may impact the relevance of the *policies*, therefore leading to their updates and adjustments. To this end, Regional Council will:

(1) [Section number not in use.]

(1.1) Commit resources to delivering the following

a) major monitoring reports:

[i] Annual *Intensification* Monitoring Report under Section 77(2.2),

[ii Annual State of Housing Report under Section 86(7),

[iii] State of Aggregate Resources under Section 110(12), and

[iv] Annual report on transportation system performance in *Halton* under Section 173(19), and

b) other monitoring initiatives on:

[i] demand and supply of urban *development* lands under Section 77(11),

[ii] three-year supply of draft-approved or registered residential units under Section 86(1),

[iii] state of the *agricultural industry* under Section 101(2)b),

[iv] air quality under Section 143(1),

[v] reduction in greenhouse gas emissions under Section 143(2),

[vi] overall health of *watercourses* under Section 145(11),

[vii] amount of ground and water surface extraction under Section 145(13),

[viii] amount and quality of *tree* covers under Section 147(5)c),

[ix] health status of *Halton's* residents under Section 164(1),

[x] *Affordable Housing* supply for employees in *Halton* under Section 170(11),

[xi] Attainment of employment forecasts under Section 170(2.1), and

[xii] state of local business economy under Section 170(14).

(1.2) Prepare a State of Sustainability Report no less frequently than every three years that:

a) defines indicators for measuring the sustainability and health of the physical, human and economic environments;

b) provides, based largely on available data sources and information including those supplied by monitoring reports under Section 206(1.1), latest measurements of each sustainability indicator;

c) portrays, graphically or otherwise, changes over time of each sustainability indicator;

d) compares, for key indicators, *Halton*'s conditions with regional, Provincial, national and global trends;

e) draws conclusions on the state of sustainability of *Halton*'s physical, human and economic environments; and

f) make recommendations on moving *Halton* towards sustainability.

(2) Consider the preparation of the State of Sustainability Report a corporate priority.

(3) Use the State of Sustainability Report in preparing *Halton*'s Corporate Plan.

(4) Encourage the Local Municipalities, *public agencies* and private businesses in *Halton* to use the information in the State of Sustainability Report for strategic planning purposes.

(5) Develop and maintain a Regional information and data system for planning and management purposes.

GOVERNANCE AND FISCAL MEASURES

207. The *goal* for governance and fiscal measures is to provide a system of government that is cost-effective and efficient in the management of the affairs of the *Region* as well as responsive to the public need and interest.

208. The *objectives* of the *Region* are:

(1) To provide an open, accessible and accountable decision-making process in the management of Regional affairs.

(2) To ensure the provision of an adequate level and uniform delivery of Regional services in a cost-effective manner and in accordance with the *Region*'s financial resources and capabilities.

(3) To provide for an equitable distribution of Regional services and benefits among all *Halton* municipalities.

(4) To develop a coordinated and carefully phased program for implementing capital works.

(5) To identify and implement, jointly with other levels of government, changes in the delivery and funding of public services that eliminate duplication, hold a single government responsible, and lead to more -effective governance.

(6) To seek cost reductions through joint Regional-Local use of plants, facilities, equipment and services, and through avoiding duplication of staffing and services, while effectively fulfilling Regional responsibilities.

(7) To develop and apply effective systems for coordination, evaluation and monitoring of *goal* achievement by Regional departments, agencies and commissions.

(8) To maintain a competitive tax and user rate structure for both residents and businesses in *Halton*.

209. While this Plan provides the general framework for exercising Regional Council's powers and authority in pursuit of *Halton*'s long term vision, Council recognizes the reality of fiscal limitation and a continuously changing environment. Regional resources

will therefore be deployed in a strategic and fiscally responsible manner to maximize the benefits to *Halton*'s residents and the potential to reach *Halton*'s *goals*. To this end, Regional Council will:

(1) Prepare, and update every four years, a *Halton* Corporate Plan that:

a) summarizes findings of the State of Sustainability Report;

b) identifies issues critical to the maintenance and enhancement of the quality of life in *Halton* and to the achievement of *Halton*'s long term *goals* and *objectives*; and

c) in response to these issues, recommends priorities among various plans, programs and services of the *Region*, and any organizational changes needed for effective delivery.

(2) Use the Corporate Plan to guide the preparation of Regional budgets and capital forecasts.

(3) Request the Local Municipalities to coordinate their services and programs with *Region*'s in accordance with the *Halton* Corporate Plan.

(4) Consult the Local Municipalities on *Region*al matters that may affect their objectives or financial capacities to deliver services or programs under their jurisdiction.

210. The *Region*'s direct investment in the *development* and improvement of public facilities and services will entail substantial sums of money and the pattern of these expenditures is a critical element in any overall strategy to attain Regional *goals*, *objectives* and *policies*. Recognizing this responsibility, Regional Council will:

(1) Base priorities for short term expenditures on the recommendations of the Corporate Plan.

(2) Base priorities for long term expenditures on the *policies* of this Plan.

(3) Ensure that the phasing and staging of *development* is in accordance with the *policies* of this Plan.

(4) Undertake an annual process of updating the expenditures necessary for supporting services based on population and employment forecasts under Section 77(1).

(5) Encourage the Local Municipalities to use the same forecasts in their budget planning and to coordinate their public works and related expenditures with the *Region*'s.

(6) Ensure that the *development* industry absorbs the cost of providing services to new *development* or redevelopment and that any financial impact of growth on existing taxpayers be based on a financing plan communicated to the taxpayers and subsequently approved by Council.

(7) Undertake, in the preparation of capital and operating budgets, a process of:

a) identifying program and project options in response to the short and long term *objectives* set out in the Corporate Plan, the *policies* of this Plan, and the *Region*'s statutory obligations;

b) identifying for each program and project option the potential costs and revenues, and its impact on the *Region*'s tax and user rate structures, as well as on the *Region*'s overall fiscal capacity;

c) evaluating each program or project option in terms of costs, affordability, and the degree to which it achieves the *Region*'s *objectives*;

d) identifying the range of funds available for the current and forecast periods; and

e) developing a budget, within the *Region*'s fiscal limits, that balances the achievement of both short and long term *objectives*.

PART VI DEFINITIONS

211. ABUTTING means a property with a specific feature or attribute that physically touches or shares a common boundary with the subject property.

212. ACCESSORY BUILDING OR STRUCTURE means a detached building or structure that is not used for human habitation, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same *lot*.

212.1 ACTIVE TRANSPORTATION means non-motorized or lightly-motorized travel, including walking, cycling, roller-blading and movements with mobility devices. The *active transportation* network includes sidewalks, crosswalks, designated road lanes and off-road trails to accommodate active transportation.

212.2 ADAPTIVE MANAGEMENT PLAN means an approach to managing complex natural systems by continually improving management *policies* and practices based on learning from the outcomes of operational programs that include monitoring and evaluation.

212.2.1 ADDITIONAL RESIDENTIAL UNIT means a self-contained separate dwelling unit with full kitchen and bath facilities, as part of an existing detached, semi-detached or row house, or in a structure ancillary to a detached, semi-detached or row house (also referred to as second units or secondary suites).

212.3 ADJACENT LANDS means:

For the purposes of Section 167(3), those lands contiguous to a protected heritage property or as otherwise defined in the Area Local Official Plan.

212.4 ADVERSE EFFECT means, as defined in the Environmental Protection Act, one or more of

(1) impairment of the quality of the natural environment for any use that can be made of it,

(2) injury or damage to property or plant or animal life,

(3) harm or material discomfort to any person

(4) an adverse effect on the health of any person,

(5) impairment of the safety of any person,

(6) rendering any property or plant or animal life unfit for human use,

(7) loss of enjoyment of normal use of property, and

(8) interference with normal conduct of business.

213. [Section number not in use.]

214. AFFORDABLE HOUSING means housing with a market price or rent that is affordable to households of low and moderate income spending no more than 30 percent of their gross household income.

a) Affordable rental housing should meet the demand of households at the low end, as described in *Halton's* annual State of Housing Report, pursuant to Section 86(7). Such households would be able to afford at least three out of ten rental units on the market.

b) Affordable ownership housing should meet the demand of households at the high end, as identified in *Halton's* annual State of Housing Report pursuant to Section 86(7). Such households would have sufficient income left, after housing expenses, to sustain the basic standard of living.

215. AGRICULTURE or AGRICULTURAL INDUSTRY or AGRICULTURAL OPERATION or AGRICULTURAL USE or FARMING means the growth of crops, including nursery and horticultural crops (but not *horticultural trade use*); raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

215.1 AGRICULTURE-RELATED USES means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

215.1.1 AGRICULTURAL PURPOSES ONLY is a designation or zone in a local official plan or zoning by-law that prohibits a dwelling on a remnant agricultural lot created from a severance of a *residence surplus to a farm operation* as a result of *farm consolidation*.

215.1.2 FARM CONSOLIDATION means the acquisition of additional farm parcels to be operated as one farm operation.

215.1.3 ANCILLARY USE means the use of any land, building or structure that is subordinate to and supportive of uses in the surrounding *Employment Area* and primarily provides its service to the uses, businesses and employees in the surrounding *Employment Area*.

216. ANIMAL KENNEL means a building, structure or premises used for the raising or boarding of dogs, cats, or other household pets.

216.1 ARCHAEOLOGICAL RESOURCES means artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

216.2 AREA-SPECIFIC PLAN means a Local Official Plan Amendment applying to a specific geographic area such as a secondary plan or a Regional Official Plan Amendment applying to a specific geographic area.

217. ARTERIAL ROAD means a Major Arterial, a Multi-Purpose Arterial, or a Minor Arterial as shown on Map 3 of this Plan.

218. ASSISTED HOUSING means housing that is available to *low and moderate income households* for rent or purchase where part of the housing cost is subsidized through a government program.

219. [Section number not in use.]

220. [Section number not in use.]

220.1 BROWNFIELD SITES means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be under-utilized, derelict or vacant.

220.1.1 BUFFER means an area of land located adjacent to *Key Features* or *watercourses* and usually bordering lands that are subject to *development* or *site alteration*. The purpose of the *buffer* is to protect the features and *ecological functions* of the Regional Natural Heritage System by mitigating impacts of the proposed *development* or *site alteration*. The extent of the *buffer* and activities that may be permitted within it shall be based on the sensitivity and significance of the *Key Features* and *watercourses* and their contribution to the long term *ecological functions* of the Regional Natural Heritage System as determined through a Sub-watershed Study, an Environmental Impact Assessment or similar studies that examine a sufficiently large area.

220.2 BUILT BOUNDARY means the limits of the developed urban area as identified in the Provincial Paper, Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006, (2008).

220.3 BUILT HERITAGE RESOURCES means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.

220.4 BUILT-UP AREA means all land within the *Built Boundary*.

220.5 CENTRE FOR BIODIVERSITY means an area identified through a Regional Official Plan Amendment that encompasses existing *natural heritage features* and associated *enhancements to the Key Features* and is of sufficient size, quality and diversity that it can support a wide range of native species and *ecological functions*, accommodate periodic

local extinctions, natural patterns of disturbance and renewal and those species that are area sensitive, and provide sufficient habitat to support populations of native plants and animals in perpetuity. Any such amendment would be initiated after the day of adoption of this Plan (December 16, 2009) and shall include a detailed and precise justification supporting the identification of the area, based on current principles of conservation biology.

221. COMMERCIAL FARM means a farm which is deemed to be a viable farm operation and which normally produces sufficient income to support a farm family.

221.1 COMPLETE COMMUNITIES means communities that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including *Affordable Housing*, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

222. CONSERVATION AUTHORITY means Conservation Halton (Halton Region Conservation Authority) or Credit Valley Conservation (Authority) or the Grand River Conservation Authority.

223. COTTAGE INDUSTRY means an activity conducted as an accessory use within a *single detached dwelling* or in an addition to the dwelling or an *accessory building* not further than 30m from the dwelling and serviced by the same private water and wastewater systems, performed by one or more residents of the household on the same property. A *cottage industry* may include activities such as dressmaking, upholstering, weaving, baking, ceramic-making, painting, sculpting and the repair of personal effects.

224. CULTURAL HERITAGE RESOURCES means elements of the Regional landscape which, by themselves, or together with the associated environment, are unique or representative of past human activities or events. Such elements may include *built heritage resources*, *cultural heritage landscapes*, and *archaeological resources*.

224.1 CULTURAL HERITAGE LANDSCAPES means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

225. CUMULATIVE IMPACT means the effect on the physical, natural, visual and *Cultural Heritage Resources* resulting from the incremental activities of *development* over a period

of time and over an area. All past, present and foreseeable future activities are to be considered in assessing *cumulative impact*.

225.1 DESIGNATED GREENFIELD AREA means the area within the Urban Area that is not *Built-Up Area*.

226. DEVELOPMENT means the creation of a new *lot*, a change in land use, or the construction of buildings and structures, any of which requires approval under the Planning Act, or that are subject to the Environmental Assessment Act, but does not include:

(1) activities that create or maintain *infrastructure* authorized under an environmental assessment process,

(2) works subject to the Drainage Act, or

(3) within the Greenbelt Plan Area, the carrying out of agricultural practices on land that was being used for *agricultural uses* on the date the Greenbelt Plan 2005 came into effect.

227. DEVELOPMENT CAPACITY means capacity of a watershed to support use or change in use without *negative impact* on the Greenbelt and Regional Natural Heritage Systems.

227.1 DEVELOPMENT DENSITY means the number of residents and jobs combined per hectare measured as follows:

a) for the *Designated Greenfield Areas*, shown as the lands within the Regional Urban Boundary and outside the *Built-Up Area* on Map 1H, the applicable density target in Table 2 is measured by excluding the following areas from the calculation:

[i] the Regional Natural Heritage System;

[ii] rights of way for electricity transmission lines, energy transmission pipelines, freeways as defined by and mapped as part of the Ontario Road Network, and railways;

[iii] *Employment Areas;* and,

[iv] cemeteries.

b) for the *Employment Areas* as shown on Map 1H, the applicable density target in Table 2 is measured across the lands within the *Employment Areas* that are designated Urban Area;

c) for the *Strategic Growth Areas* density targets in Table 2b, the density is measured across the *Strategic Growth Areas* in their entirety.

227.2 DISABILITY means:

(1) any degree of physical disability, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness and, without limiting the generality of the foregoing, includes diabetes mellitus, epilepsy, a brain injury, any degree of paralysis, amputation, lack of physical co-ordination, blindness or visual impediment, deafness or hearing impediment, muteness or speech impediment, or physical reliance on a guide dog or other animal or on a wheelchair or other remedial appliance or device,

(2) a condition of mental impairment or a developmental disability,

(3) a learning disability, or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language,

(4) a mental disorder, or

(5) an injury or disability for which benefits were claimed or received under the insurance plan established under *the Workplace Safety and Insurance Act, 1997*.

228. EASEMENT means a negotiated interest in the land of another which allows the *easement* holder specified uses or rights without actual ownership of the land.

228.1 ECOLOGICAL FUNCTION means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

229. EMERGENCY SHELTER means a facility that provides supervised temporary lodging, board and/or personal support services to homeless individuals round the clock.

229.1 EMPLOYMENT AREA means areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retails and ancillary facilities.

229.1.1 ENHANCEMENTS TO THE KEY FEATURES means ecologically supporting areas adjacent to *Key Features* and/or measures internal to the *Key Features* that increase the ecological resilience and function of individual *Key Features* or groups of *Key Features*.

229.2 ENVIRONMENTAL FARM PLAN means a voluntary, confidential, agricultural producer driven planning exercise that uses specifically designed resource material and technical assistance to develop a farm plan that identifies on farm environmental risks and establishes a priority sequence of action items to reduce those risks.

230. [Section number not in use.]

231. [Section number not in use.]

232. ESCARPMENT BROW means the uppermost point of the Escarpment slope or face. It may be the top of a rock cliff, or where the bedrock is buried, the most obvious break in slope associated with the underlying bedrock.

233. ESSENTIAL means that which is deemed necessary to the public interest after all alternatives have been considered and, where applicable, as determined through the Environmental Assessment process.

234. EXISTING USE as it applies to a Section of this Plan means the use of any land, building or structure legally existing, or approved under a Parkway Belt land use regulation, on the day of adoption of this Plan or the amendment to this Plan giving effect to the subject Section by Regional Council or, in the case of the Niagara Escarpment Plan Area, the day of approval of the Niagara Escarpment Plan or an amendment to that Plan or, in the case of the Greenbelt Plan, a use which lawfully existed on December 15, 2004. An *existing use*, building or structure may expand or be replaced in the same location and of the same use in accordance with Local Zoning By-laws. For the purpose of *horticultural trade uses*, they are considered *existing uses* provided that they are recognized as legal uses under Local Zoning By-laws or through the issuance of a development permit by the Niagara Escarpment Commission; such a process must commence within one year and be completed within five years of Regional Council adoption of the Amendment introducing such uses in this Plan.

235. FARMING (see AGRICULTURE).

235.1 FISH HABITAT means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

236. FISHERIES MANAGEMENT means the management of *fish habitat* and fish population for the purpose of sustaining and improving the quality and quantity of fish.

237. FLOOD PLAIN means, for *river, stream, and small inland lake systems,* the area, usually low lands adjoining a *watercourse*, which has been or may be subject to flooding hazards.

238. [Section number not in use.]

239. FOREST MANAGEMENT or FORESTRY means the wise use and management of forests for the production of wood and wood products, to provide outdoor recreation, to maintain, restore, or enhance environmental conditions for wildlife, and for the protection and production of water supplies.

240. FREQUENT TRANSIT means a public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.

241. GOAL means an idealized end state of the social, economic, and/or physical environment, towards which the Plan must strive but for which it may not be possible to apply a test of fulfilment.

241.1 GREYFIELD SITES means developed properties that are not contaminated. They are usually, but not exclusively, commercial properties that may be under-utilized, derelict or vacant.

242. HALTON means the area within the Regional Municipality of Halton, and/or its people.

243. HAMLET means an area so designated on Map 1, in accordance with Section 103 of this Plan.

244. HAZARD LANDS means properties or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of Lake Ontario and Burlington Bay, this means the land, including that covered by water, between a defined offshore distance or depth, and the furthest landward limit of the flooding, erosion or dynamic beach (areas of unstable accumulations of shoreline sediments) hazard limits. Along *river*, *stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.

245. [Section number not in use.]

245.1 HIGHER ORDER TRANSIT means transit that generally operates in its own dedicated right-of-way, outside of mixed traffic, and therefore can achieve a frequency of service greater than mixed-traffic transit. *Higher order transit* can include heavy rail (such as subways), light rail (such as streetcars), and buses in dedicated rights-of-way.

246. HIGHWAY means a common and public road, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof.

247. HOME INDUSTRY means a small scale use providing a service primarily to the rural *farming* community and which is accessory to a *single detached dwelling* or *agricultural operation*, performed by one or more residents of the household on the same property. A *home industry* may be conducted in whole or in part in an *accessory building* and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop, or blacksmith's shop, etc., but does not include an auto repair or paint shop, or furniture stripping.

248. HOME OCCUPATION means an activity that provides a service as an accessory use within a *single detached dwelling* or in an addition to the dwelling or in an *accessory building* not further than 30m away from the dwelling and serviced by the same private

water and wastewater systems, performed by one or more residents of the household on the same property. Such activities may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desk top publisher or word processor, computer processing provider, teacher or day care provider.

249. HOMELESSNESS means an immediate lack of housing, or no access to safe, stable housing, or living in extremely sub-standard housing, or being at risk of losing existing housing.

249.1 HORTICULTURAL TRADE USES means a non-farm business associated with the sale, supply, delivery, storage, distribution, installation, and/or maintenance of horticultural plants and products used in landscaping, but does not include uses associated with the principal *agricultural operation*.

250. HUMAN SERVICES means services relating to health, education, culture, recreation, public safety and social services.

251. INCIDENTAL USE means a use (e.g., swimming pool) normally accessory to but not an essential part of an *existing use*.

252. INFRASTRUCTURE means the collection of public capital facilities including *highways*, transit terminals and rolling stock, bicycle lanes, sidewalks and multi-use paths, municipal water and wastewater systems, *solid waste* management facilities, storm water systems, schools, hospitals, libraries, community and recreation centres, other public service facilities and any other public projects involving substantial capital investment. It includes not only the provision of new facilities but also the maintenance and rehabilitation of existing ones.

253. INTELLIGENT TRANSPORTATION SYSTEM means a broad spectrum of technologies, computers and strategies designed to optimize the use of available and planned roads and other transportation *infrastructure* at a fraction of the cost of adding additional *infrastructure*. Examples of such a system are: traffic signal coordination, demand responsive traffic signals, variable message signs, emergency route diversion, signal priority/pre-emption for transit vehicles and in-vehicle information systems.

253.1 INTENSIFICATION means the *development* of a property, site or area at a higher density than currently exists through:

(1) redevelopment, including the reuse of *brownfield sites*;

(2) the *development* of vacant and/or under-utilized *lots* within previously developed areas;

(3) infill *development*; or

(4) the expansion or conversion of existing buildings.

253.2 [Section number not in use.

253.3 [Section number not in use.]

253.4 KEY FEATURES means key natural heritage and hydrological features described in Sections 115.3(1) and 139.3.3 of this Plan.

253.4.1 KEY HYDROLOGIC AREAS means significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a watershed.

253.5 LANDFORMS means distinctive physical attributes of land such as slope, shape, elevation and relief.

254. LIFE SCIENCE INDUSTRIES means new, neo-traditional products or services using renewable resources and developed from the advanced understanding of the biology and chemistry of organisms. Examples are personalized genetic medicine, plastics made from corn, and fuel from farm products and waste.

255. LINKAGE means an area intended to provide connectivity supporting a range of community and ecosystem processes enabling plants and animals to move between *Key Features* over multiple generations. *Linkages* are preferably associated with the presence of existing natural areas and functions and they are to be established where they will provide an important contribution to the long term sustainability of the Regional Natural Heritage System. They are not meant to interfere with *normal farm practice*. The extent and location of the *linkages* can be assessed in the context of both the scale of the proposed *development* or *site alteration*, and the *ecological functions* they contribute to the Regional Natural Heritage System.

255.1 LOCAL NODE AND LOCAL INTENSIFICATION CORRIDOR means a *Strategic Growth Area* identified by a Local Municipality in an approved Official Plan, which has a role in the accommodation of mixed use *intensification* and/or employment *intensification* at a scale appropriate to the context.

255.2 LOCAL URBAN STRUCTURE means an urban structure defined by a Local Municipality in an approved Official Plan, which furthers the growth management and community building objectives of the Local Municipality, and complements the Regional Urban Structure, in conformity with the Regional Official Plan.

256. LOT means a parcel of land:

(1) described in a deed or other document legally capable of conveying an interest in land, or

(2) shown as a *lot* or block on a registered plan of subdivision.

256.1 LOW AND MODERATE INCOME HOUSEHOLDS mean: those households defined through *Halton's* annual *State of Housing Report*, pursuant to Section 86(7), and in accordance with definitions of *Affordable* and *Assisted Housing* under Section 214 and 218. The income thresholds for *low and moderate income households* should not be more than those as defined in the Provincial Policy Statement.

256.2 MAJOR CREEK OR CERTAIN HEADWATER CREEK means, as it applies to Section 277(4) of this Plan, all *watercourses* within a *Conservation Authority* Regulation Limit as of the date of the adoption of this Plan and those portions of a *watercourse* that extend beyond the limit of the *Conservation Authority* Regulation Limit to connect a *woodland* considered *significant* based on criteria under Section 277(1), 277(2) or 277(3) and/or *wetland* feature within the Regional Natural Heritage System. The extent and location of *major creeks or certain headwater creeks* will be updated from time to time by the appropriate *Conservation Authority* and as a result may lead to refinements to the boundaries of *significant woodlands*.

256.3 MAJOR FACILITIES means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

257. MAJOR HIGHWAY means a Provincial Highway, a Major Arterial, a Multi-Purpose Arterial, or a Minor Arterial as shown on Map 3 of this Plan.

257.1 MAJOR OFFICE means generally freestanding office buildings of 4,000 square metres of floor space or greater, or with 200 jobs or more.

257.2 MAJOR RETAIL means large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities.

258. MARKET HOUSING means private housing for rent or sale, where price are set through supplies and demands in the open market.

258.1 MAJOR TRANSIT STATION AREA means the area including and around any existing or planned *higher order transit* station within the Urban Area; or the area including and around a major bus depot in an urban core. Station areas generally are defined as the area within an approximate 500m to 800m radius of a transit station, representing about a 10-minute walk.

259. MINERAL AGGREGATE RESOURCES means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed

under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

259.1 MINERAL AGGREGATE OPERATIONS means

a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*, or successors thereto;

b) for lands not designated under the *Aggregate Resources Act*, established *pits* and *quarries* that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and

c) associated facilities used in extraction, transport, benefication, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary products but subject to limitations under Section 109(4).

259.1.1 MINERAL AGGREGATE RESOURCE CONSERVATION means

(1) the recovery and recycling of manufactured materials derived from *mineral aggregate resources* (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new *mineral aggregate resources*; and

(2) the wise use of *mineral aggregate resources* including utilization or extraction of on-site *mineral aggregate resources* prior to *development* occurring.

259.2 MINIMUM DISTANCE SEPARATION FORMULAE means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

259.3 MULTIMODAL means the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter), trucks, air and marine.

259.4 MUNICIPAL COMPREHENSIVE REVIEW means an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of the Provincial Growth Plan, except as it applies to Section 139.7(4), in which case such a review will be focussed on the need for employment lands in order to achieve the employment targets of Table 1, as set forth by Schedule 3 of the Provincial Growth Plan.

259.5 MUNICIPAL SERVICES FACILITY means a municipally owned works yard, operations centre, police station or facility, fire station or facility, emergency medical services facility, solid waste management facility or biosolids management facility.

260. NATURAL ENVIRONMENT means the air, land and water, or any combination or part thereof.

260.1 NATURAL FEATURES or NATURAL HERITAGE FEATURES or NATURAL HERITAGE FEATURES AND AREAS means features and/or areas which are important for their environmental and social values as a legacy of the natural landscapes of an area.

260.2 NEGATIVE IMPACTS means:

(1) in regard to water, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive *development* or *site alteration* activities;

(2) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and

(3) in regard to other components of the Regional Natural Heritage System, degradation that threatens the health and integrity of the *natural features* or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

261. NIAGARA ESCARPMENT PARK AND OPEN SPACE MASTER/MANAGEMENT PLAN means master or management plan for parks and open space within the Niagara Escarpment Parks and Open Space System which are not in conflict with the Niagara Escarpment Plan.

261.1 NORMAL FARM PRACTICE means a practice that:

(1) is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar *agricultural operations* under similar circumstances, or

(2) makes use of innovative technology in a manner consistent with proper advanced farm management practices.

If required, the determination of whether a farm practice is a *normal farm practice* shall be in accordance with the provision of the Farming and Food Production Protection Act,

including the final arbitration on *normal farm practices* by the Farm Practices Protection Board under the Act.

262. OBJECTIVE means a statement about the social, economic, and/or physical environment derived from a *goal* and for which the degree of attainment is in some way measurable. It may be conceived as an "attainable *goal*" or part of a *goal*.

262.1 PLANNED CORRIDORS means corridors or future corridors which are required to meet projected needs, and are identified through Provincial Plans, this Plan, or preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor.

263. PIT means land or land under water from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under Sub-section 1(3) of the Aggregate Resources Act.

264. POLICY means a statement which guides the use of the municipality's powers in the pursuit of its *goals* and *objectives*.

265. [Section number not in use.]

265.1 PRIME AGRICULTURAL AREA means areas where *prime agricultural lands* predominate. *Prime Agricultural Areas* have been identified by the *Region* through an agricultural evaluation system approved by the Province and are identified on Map 1E of this Plan. Sections 139.9, 139.9.1 and 139.9.2 set out *policies* for land within *Prime Agricultural Areas*.

266. PRIME AGRICULTURAL LANDS means specialty crop lands and those lands of agricultural soils classes 1, 2 and 3 (and combination equivalents thereof), as defined in the Canada Land Inventory of Soil Capability for Agriculture, in this order of priority for protection.

267. PRIORITY TRANSIT CORRIDOR means a transit corridor shown in Schedule 5 of the Growth Plan, 2019.

268. PROVINCIALLY SIGNIFICANT WETLANDS means *wetlands* so classified by the Ministry of Natural Resources based on the Ontario *Wetland* Evaluation System 2013 Southern Manual, as amended from time to time.

269. PUBLIC AGENCY or PUBLIC AUTHORITY or PUBLIC BODY means any federal, provincial, regional, county or municipal agency including any commission, board,

authority or department established by such agency exercising any power or authority under a Statute of Canada or Ontario.

269.1 PUBLIC SERVICE FACILITIES means lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and education programs, long-term care services and cultural services.

269.2 QUALITY AND QUANTITY OF WATER means measurement by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

270. QUARRY means land or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under Sub-section 1(3) of the Aggregate Resources Act.

271. REGION means the Council and administration of the Regional Municipality of Halton.

272. REGIONAL INTENSIFICATION CORRIDOR means a *Strategic Growth Area* identified along major roads, arterials or *higher order transit* corridors that are planned to accommodate a significant amount of growth in alignment with the delivery of *frequent transit* and to support future transit projects.

273. REGIONAL NODE means a *Strategic Growth Area* derived from a *Local Urban Structure* that has a role in the accommodation of mixed use intensification, and supporting the transit network in the *Region*, which merits its identification as a component of the Regional Urban Structure hierarchy.

274. REGULATORY FLOOD means the approved standard(s), a regional flood or a one-in-one-hundred-year flood, used in a particular watershed to define the limit of the *flood plain* for regulatory purposes.

274.1 RENEWABLE ENERGY SYSTEMS means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to: wind, water, biomass, biogas, biofuel, solar energy, geothermal energy, and tidal forces.

247.2 RESIDENCE SURPLUS TO A FARM OPERATION means an existing habitable farm residence that is rendered surplus as a result of a *farm consolidation*, but does not include a mobile or portable dwelling or dwelling developed for the purpose of farm labour use.

275. RESTRICTIVE means being stringent in permitting uses, as measured by the physical extent to which *development* is being allowed and/or by the *development*'s impacts on the social, economic and *natural environment*.

275.1 RIGHT TO FARM means the right of a farmer to lawfully pursue *agriculture* in areas where *agriculture* is permitted by this Plan. This definition includes the right to move farm equipment in the pursuit of *agriculture*.

275.2 RIVER, STREAM AND SMALL INLAND LAKE SYSTEMS means all *watercourses*, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

276. RURAL CLUSTER means an area so designated in an approved Local Official Plan, in accordance with Section 104 of this Plan.

276.1 SECONDARY USES means uses secondary to the principal use of the property, including but not limited to, *home occupations*, *home industries*, and uses that produce value-added agricultural products from the farm operation on the property.

276.2 SENSITIVE LAND USES means buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges, fumes, sound waves or radiation generated by a nearby major facility. *Sensitive land uses* may be part of the natural or built environment and include examples such as: residences, day care centres, hospitals, and schools.

276.3 SETTLEMENT AREA means urban areas and rural settlement areas within municipalities (such as cities, towns, villages, *Hamlets* and *Rural Clusters*) where:

(1) *development* is concentrated and which have a mix of land uses; and

(2) lands have been designated in an official plan for *development* over the long term planning horizon provided for in the Provincial Policy Statement, 2005. Where there are no lands that have been designated over the long-term, the *settlement area* may be no larger than the area where the *development* is concentrated.

276.4 SIGNIFICANT means:

(1) in regard to *wetlands*, an area as defined under Section 276.5 of this Plan;

(2) in regard to coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;

(3) in regard to the habitat of endangered species and threatened species, the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;

(4) in regard to *woodlands*, an area as defined by Section 277 of this Plan; and,

(5) in regard to other components of the Regional Natural Heritage System, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

276.5 SIGNIFICANT WETLANDS means:

(1) for lands within the Niagara Escarpment Plan Area, *Provincially Significant Wetlands* and wetlands as defined in the Niagara Escarpment Plan that make an important ecological contribution to the Regional Natural Heritage System;

(2) for lands within the Greenbelt Plan Area but outside the Niagara Escarpment Area, *Provincially Significant Wetlands* and wetlands as defined in the Greenbelt Plan;

(3) for lands within the Regional Natural Heritage System but outside the Greenbelt Plan Area, *Provincially Significant Wetlands* and *wetlands* that make an important ecological contribution to the Regional Natural Heritage System; and,

(4) outside the Regional Natural Heritage System, *Provincially Significant Wetlands*.

277. SIGNIFICANT WOODLAND means a *Woodland* 0.5ha or larger determined through a *Watershed Plan*, a Sub-watershed Study or a site-specific Environmental Impact Assessment to meet one or more of the four following criteria:

(1) the *Woodland* contains forest patches over 99 years old,

(2) the patch size of the *Woodland* is 2 ha or larger if it is located in the Urban Area, or 4 ha or larger if it is located outside the Urban Area but below the *Escarpment Brow*, or 10 ha or larger if it is located outside the Urban Area but above the *Escarpment Brow*,

(3) the *Woodland* has an interior core area of 4 ha or larger, measured 100m from the edge, or

(4) the *Woodland* is wholly or partially within 50 m of a *major creek or certain headwater creek* or within 150m of the *Escarpment Brow*.

278. SINGLE DETACHED DWELLING means a separate building containing not more than one dwelling unit and may include a chalet, cottage, or mobile home.

278.1 SITE ALTERATION means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site but does not include *normal farm practices* unless such practices involve the removal of fill off the property or the introduction of fill from off-site locations.

279. SOLID WASTE means ashes, garbage, refuse, domestic waste, industrial waste, municipal waste, hazardous waste and such other wastes as are designated in the regulations under the Environmental Protection Act, but does not include agricultural waste, inert fill, inert rock fill, condemned or dead animals or parts thereof, or hauled sewage sludge for disposal on farmland.

280. SPECIAL NEEDS HOUSING means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs housing* may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, housing for the elderly, group homes, *emergency shelter*, housing for the homeless, and independent permanent living arrangements where support services such as meal preparation, grocery shopping, laundry, housekeeping, respite care and attendant services are provided. It does not include households that receive community-based support services in their own home.

280.1 SPECIALTY CROP AREA means an area designated using evaluation procedures established by the Province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

(1) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or

(2) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

280.2 STRATEGIC GROWTH AREAS means lands identified by the *Region* or its Local Municipalities within the Urban Area that are to be the focus for accommodating population and employment *intensification* and higher-density mixed uses in a more compact built form. *Strategic Growth Areas* include *Urban Growth Centres, Major Transit Station Areas, Regional Nodes, Regional Corridors,* and *Local Nodes* as identified in Local Official Plans.

281. TREE means any species of woody perennial plant, including its root system, which has reached or can reach a height of at least 4.5m above ground at physiological maturity.

282. TREESCAPE means a grouping of *trees* usually found along roads and stream courses, and between fields.

283. [Section number not in use.]

284. TRANSPORTATION SUPPLY MANAGEMENT means the application of various facility designs or operational measures to increase the carrying capacity of the transportation network and complement *travel demand management* strategies to achieve similar *objectives* of reducing travel and shifting modes or travel time. Examples include high-occupancy-vehicle lanes, reverse travel lanes, queue-jumping lanes and priority-signals for transit vehicles, commuter parking lots, and inter-modal transfer centres.

285. TRAVEL DEMAND MANAGEMENT means the application of a range of measures aimed at influencing travel patterns by reducing the amount of travel and shifting travel to non-peak periods or more efficient travel modes. Examples include carpooling, vanpooling, walking, cycling, public transit, alternative work hours and telecommuting.

286. UNIVERSAL PHYSICAL ACCESS means housing designs that incorporate the following principles and features:

(1) universality—same means for all users,

(2) flexibility—providing choice in methods of use and adaptable to the need of the user,

(3) low physical effort—usable with a minimum of effort and fatigue,

(4) accessibility—providing for adequate sight lines, reach, hand grip and use of helpful devices,

(5) safety—minimal consequences of errors with fail-safe features,

(6) simplicity—minimal complexity and accommodating a wide range of skills and abilities, and

(7) perceptible information—communicating necessary information effectively and in various ways.

286.1 URBAN GROWTH CENTRE means the areas delineated on Map 1H of this Plan, which for *Halton* includes the areas known as Downtown Burlington, Downtown Milton and Midtown Oakville.

287. URBAN SERVICES means municipal water and/or wastewater systems or components thereof which are contained within or extended from Urban Area designations or from municipalities abutting Halton Region.

288. UTILITY means a water supply, storm water or wastewater system, gas or oil pipeline, the generation, transmission and distribution of electric power including *renewable energy systems*, the generation, transmission and distribution of steam or hot water, towers, communication or telecommunication facilities and other cabled services, a public transit or transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest, but does not include a new sanitary landfill site, incineration facilities or large-scale packer and/or recycling plants or similar uses.

288.1 VEGETATION PROTECTION ZONE means, as it applies within the Greenbelt Plan Area, a vegetated buffer area surrounding a *Key Feature* within which only those land uses permitted within the feature itself are permitted. The width of the *vegetation protection zone* is to be determined when new *development* or *site alteration* occurs within 120 metres of a *Key Feature*, and is to be of sufficient size to protect the feature and its functions from the impacts of the proposed change and associated activities that will occur before, during, and after construction, and where possible, restore or enhance the feature and/or its function.

289. VETERINARY CLINIC means the office of a veterinary surgeon and premises for the treatment of animals.

289.1 WATERCOURSE or WATER COURSE means an identifiable depression in the ground in which a flow of water regularly or continuously occurs.

289.2 WATERSHED PLAN means a plan used for managing human activities and natural resources in an area defined by watershed boundaries. *Watershed Plans* shall include, but are not limited to, the following components:

(1) a water budget and conservation plan;

(2) land and water use and management strategies;

(3) a framework for implementation;

(4) an environmental monitoring plan;

(5) requirements for the use of environmental management practices and programs;

(6) criteria for evaluating the protection of water quality and quantity, and key hydrologic features and functions; and

(7) targets on a watershed or sub-watershed basis for the protection and restoration of riparian areas and the establishment of natural self-sustaining vegetation.

290. WATERSHED MANAGEMENT means the analysis, protection, development, operation and maintenance of water, water-related features, terrestrial resources and fisheries of a drainage basin.

290.1 WATER RESOURCE SYSTEM means a system consisting of ground water features and areas and surface water features (including shoreline areas), and hydrologic functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The water resource system will comprise key hydrologic features and key hydrologic areas.

291. WAYSIDE PIT AND QUARRY means a temporary *pit* or *quarry* opened and used by or for a *public authority* solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

292. [Section number not in use.]

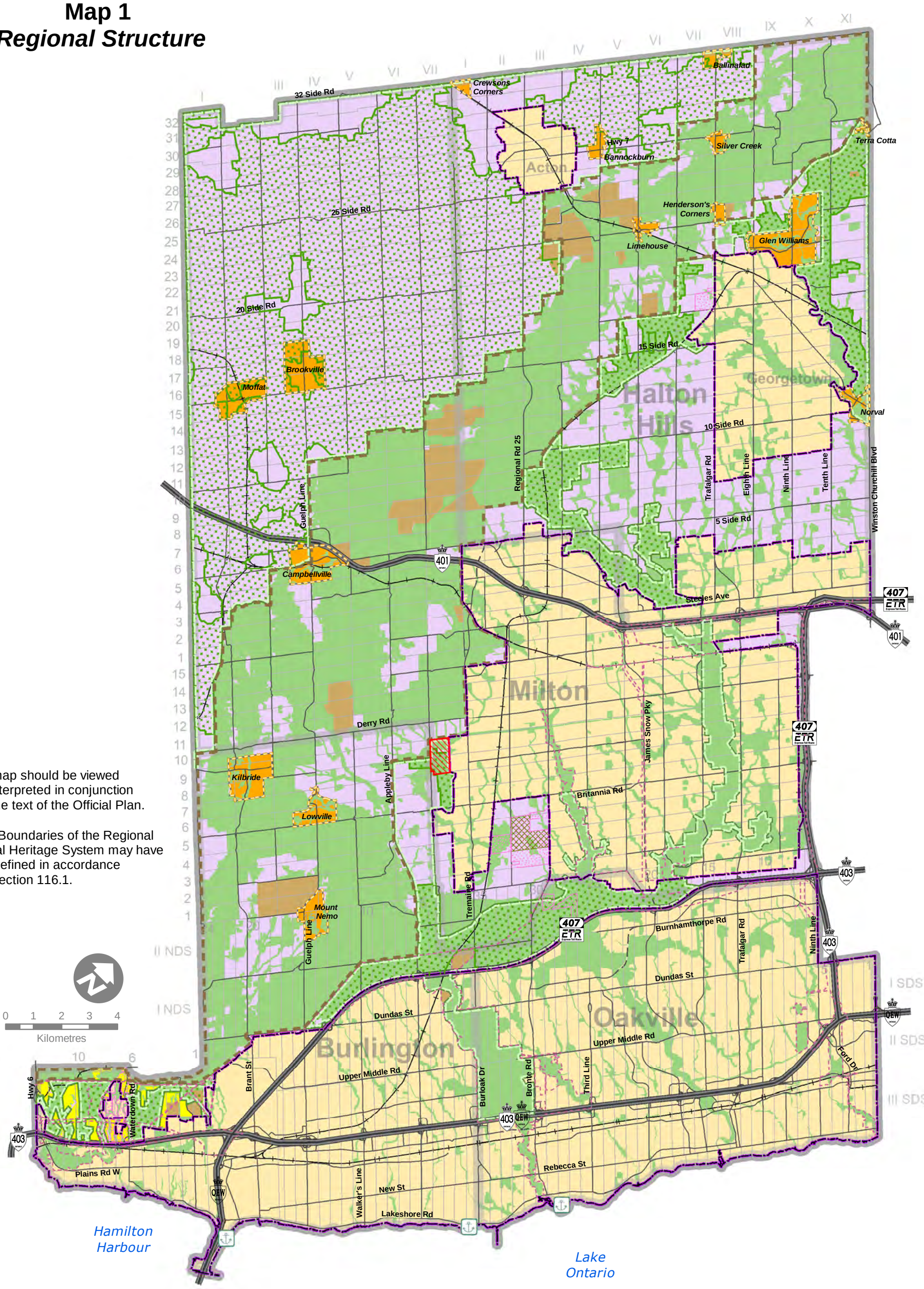
293. WETLANDS means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition. Within the Greenbelt Plan Area, *wetlands* include only those that have been identified by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

294. WILDLIFE MANAGEMENT means management of wildlife habitats for the purposes of sustaining the quantity and quality of wildlife.

295. WOODLAND means land with at least: 1000 *trees* of any size per ha, or 750 *trees* over 5 cm in diameter per ha, or 500 *trees* over 12 cm in diameter per ha, or 250 *trees* over 20 cm in diameter per ha but does not include an active cultivated fruit or nut orchard, a Christmas *tree* plantation, a plantation certified by the *Region*, a *tree* nursery, or a narrow linear strip of *trees* that defines a laneway or a boundary between fields. For the purpose of this definition, all measurements of the *trees* are to be taken at 1.37 m from the ground and *trees* in regenerating fields must have achieved that height to be counted.

[page left blank]

Map 1
Regional Structure



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

* The Boundaries of the Regional Natural Heritage System may have been refined in accordance with Section 116.1.

- Waterfront Park (See Map 2)
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary

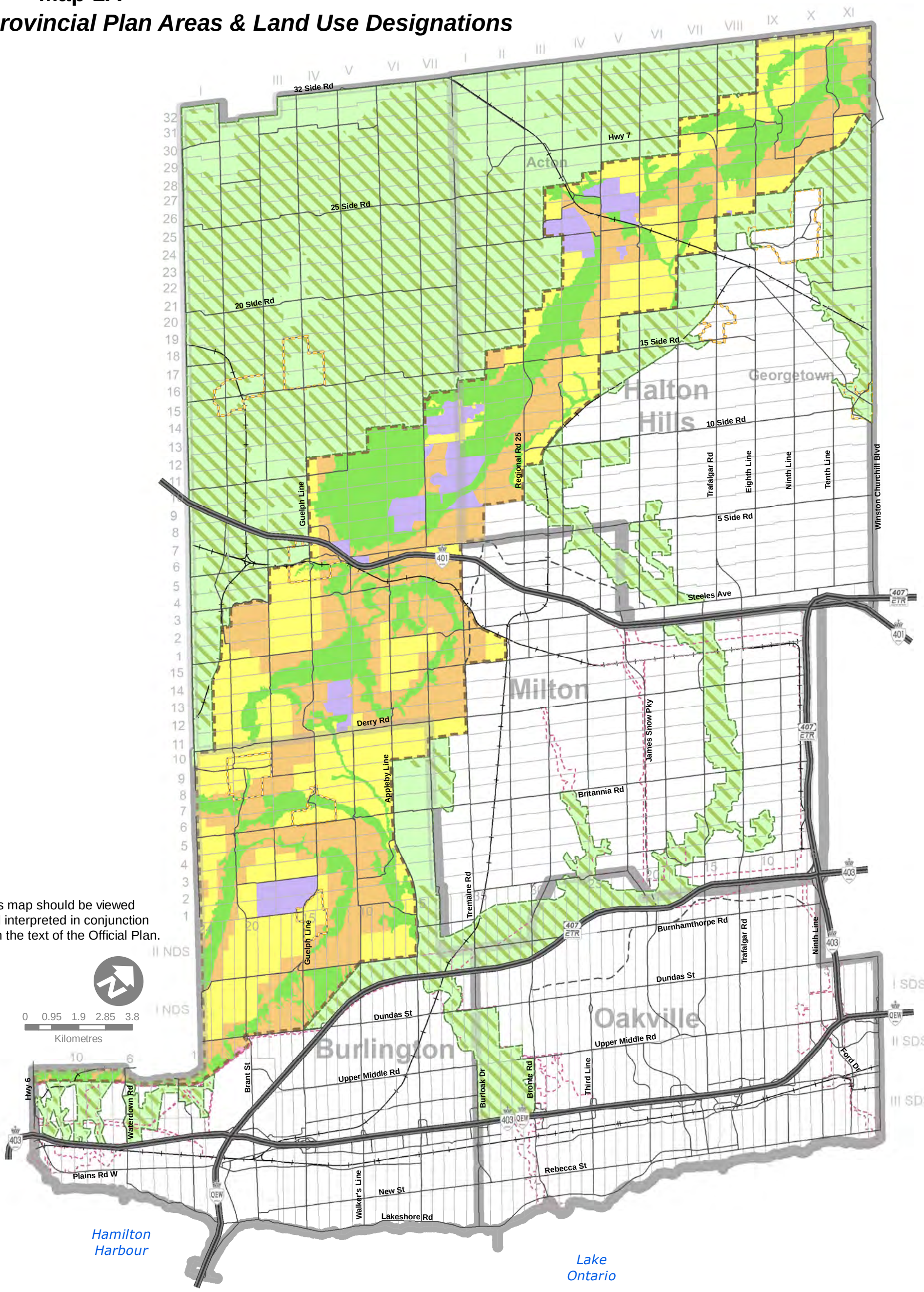
- Urban Area
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)

- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Area Eligible for Urban Servicing
- Halton Waste Management Site
- Regional Urban Boundary
- Milton Education Village Complimentary Greenbelt Lands Policy Area

July 31, 2026

Map 1A

Provincial Plan Areas & Land Use Designations



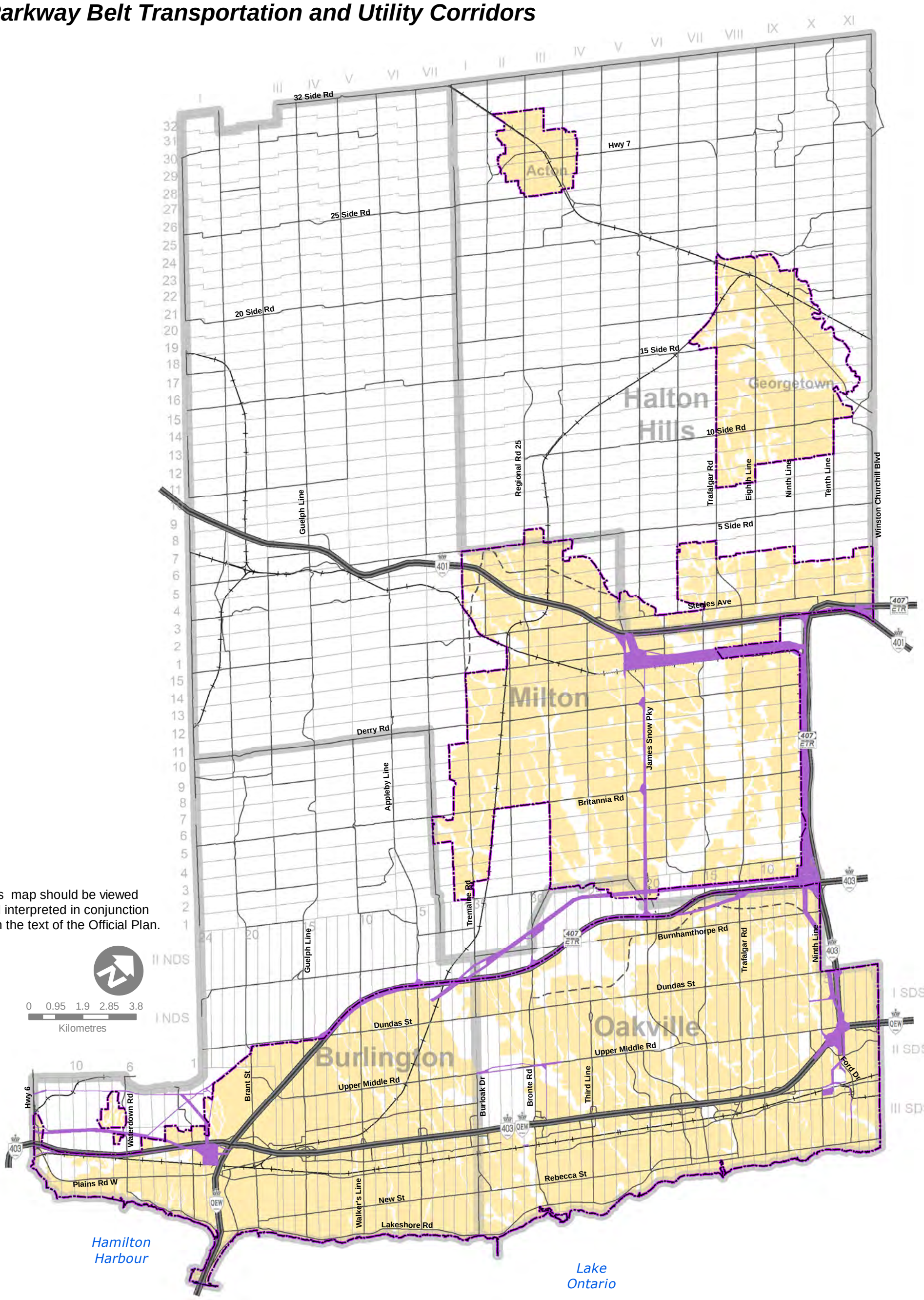
This map should be viewed and interpreted in conjunction with the text of the Official Plan.

- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Parkway Belt West Plan Area
- Greenbelt Plan Protected Countryside Area
- Natural Heritage System (Greenbelt Plan)
- Niagara Escarpment Plan Area
- Hamlet Boundary
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Escarpment Mineral Resource Extraction Area

July 31, 2026

Map 1B

Parkway Belt Transportation and Utility Corridors

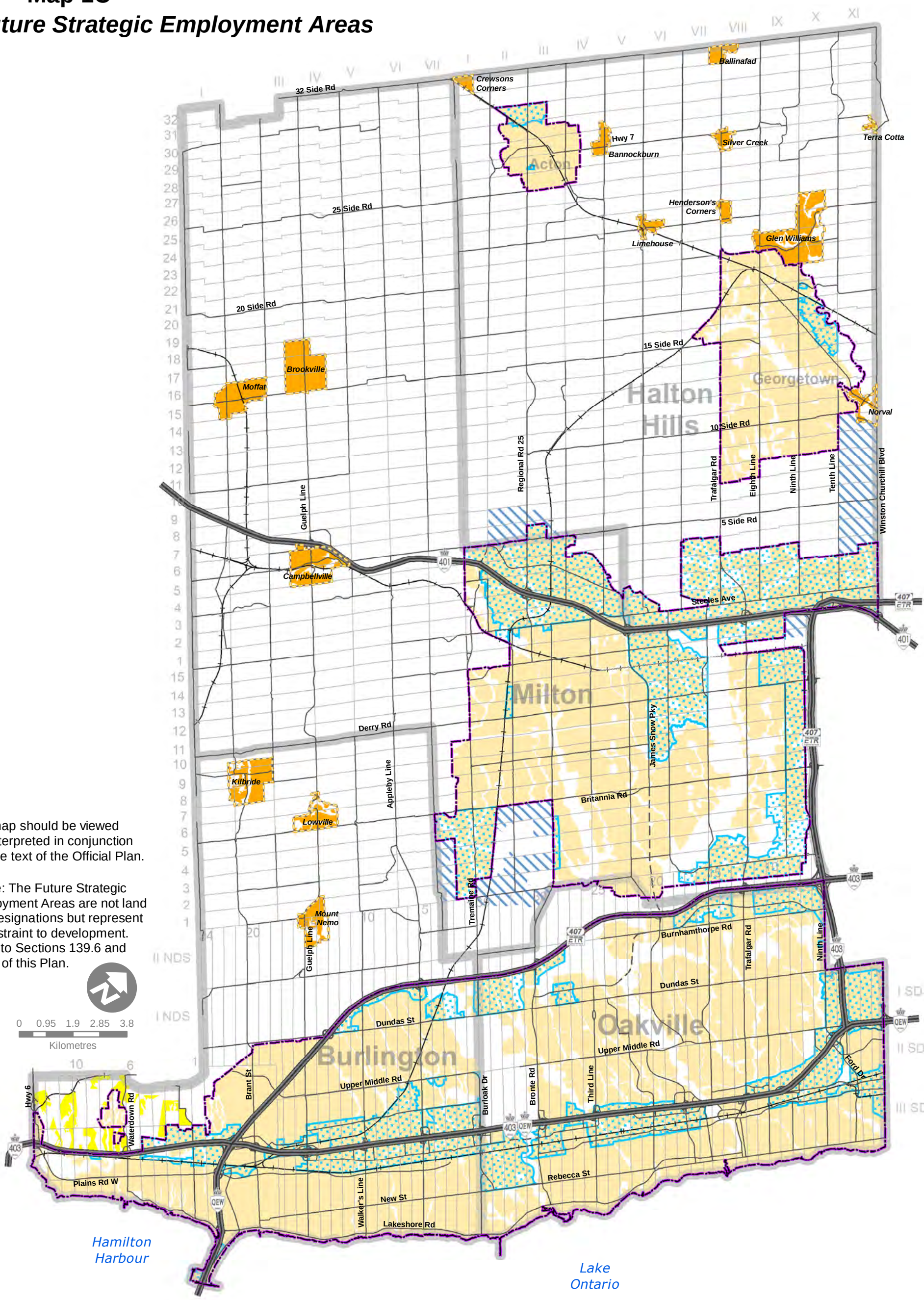


This map should be viewed and interpreted in conjunction with the text of the Official Plan.

July 31, 2026

Map 1C

Future Strategic Employment Areas



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

* Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to Sections 139.6 and 139.7 of this Plan.

0 0.95 1.9 2.85 3.8

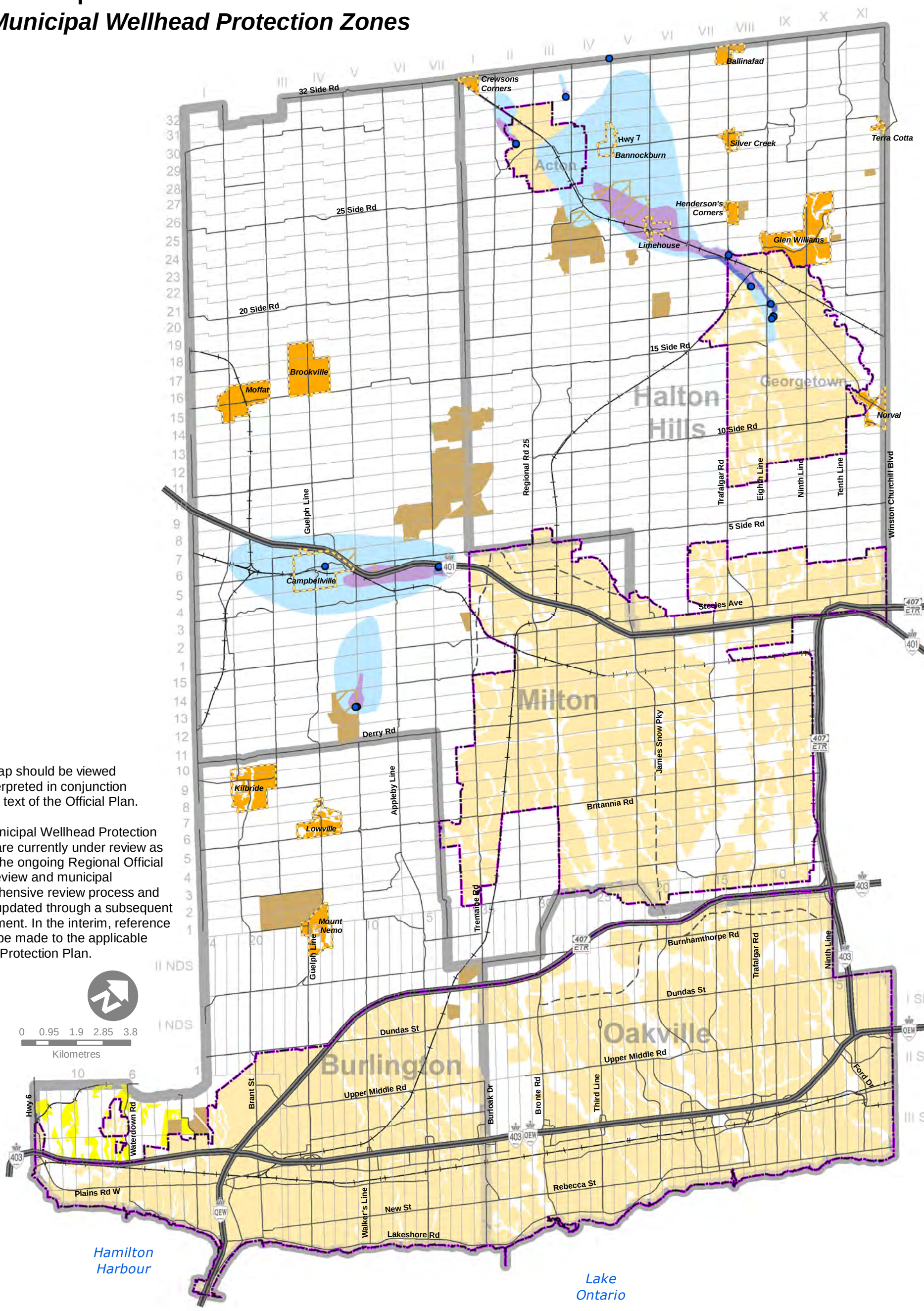
Kilometres

- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Hamlet
- North Aldershot Policy Area
- Future Strategic Employment Areas (Overlay)*
- Employment Area
- Regional Urban Boundary

July 31, 2026

Map 1D

Municipal Wellhead Protection Zones



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

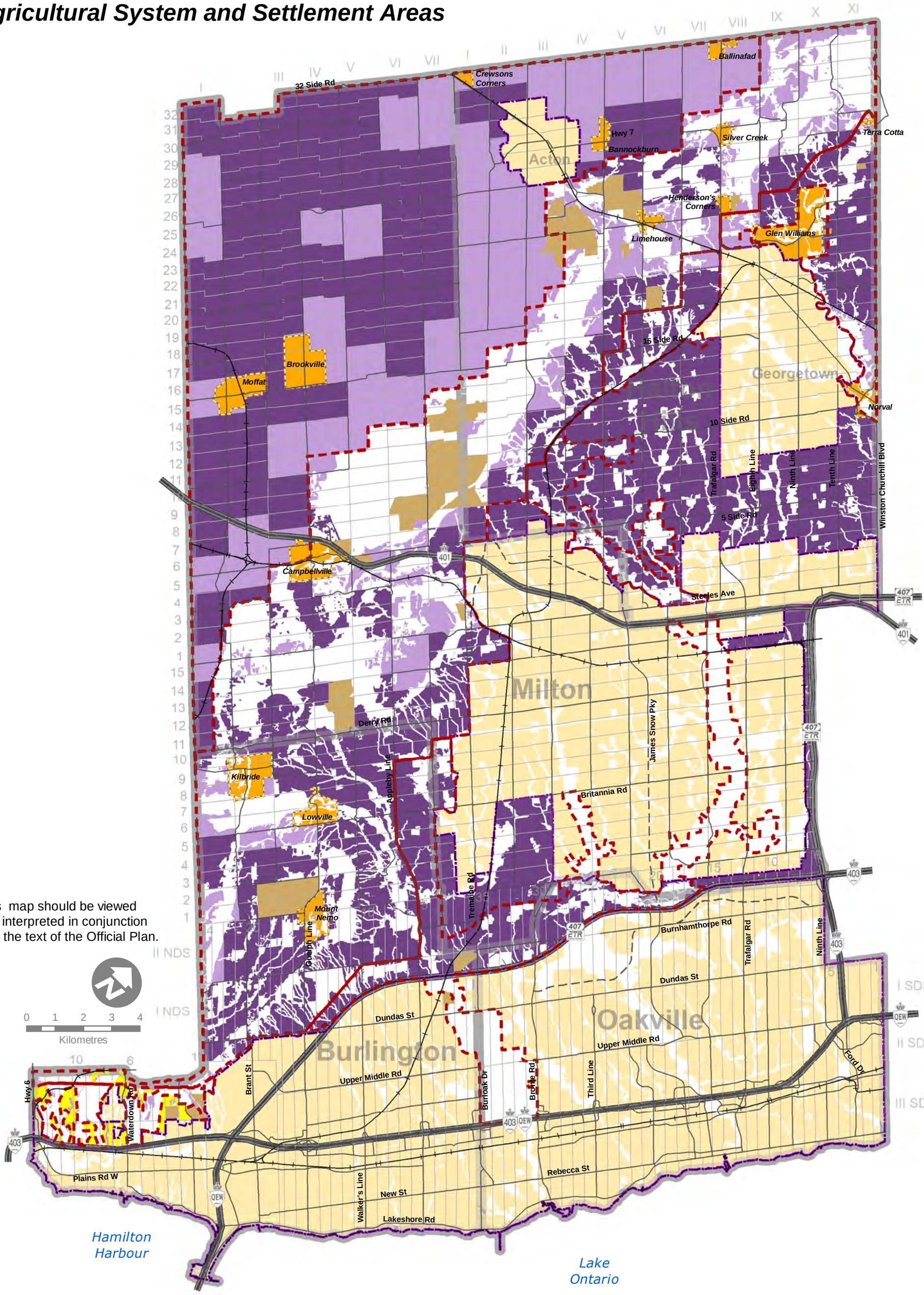
The Municipal Wellhead Protection Zones are currently under review as part of the ongoing Regional Official Plan Review and municipal comprehensive review process and will be updated through a subsequent amendment. In the interim, reference should be made to the applicable Source Protection Plan.

- Municipal Well
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Lines
- Municipal Boundary
- Urban Area
- Hamlet
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Regional Urban Boundary
- Zone 1 (100 Day Travel Time)
- Zone 2 (100 Day to 2 Year Travel Time)
- Zone 3 (2 Year to 10 Year Travel Time)

July 31, 2026

Map 1E

Agricultural System and Settlement Areas



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary

Settlement Areas

- Urban Area
- Hamlet

Rural Clusters as defined in Local Official Plans

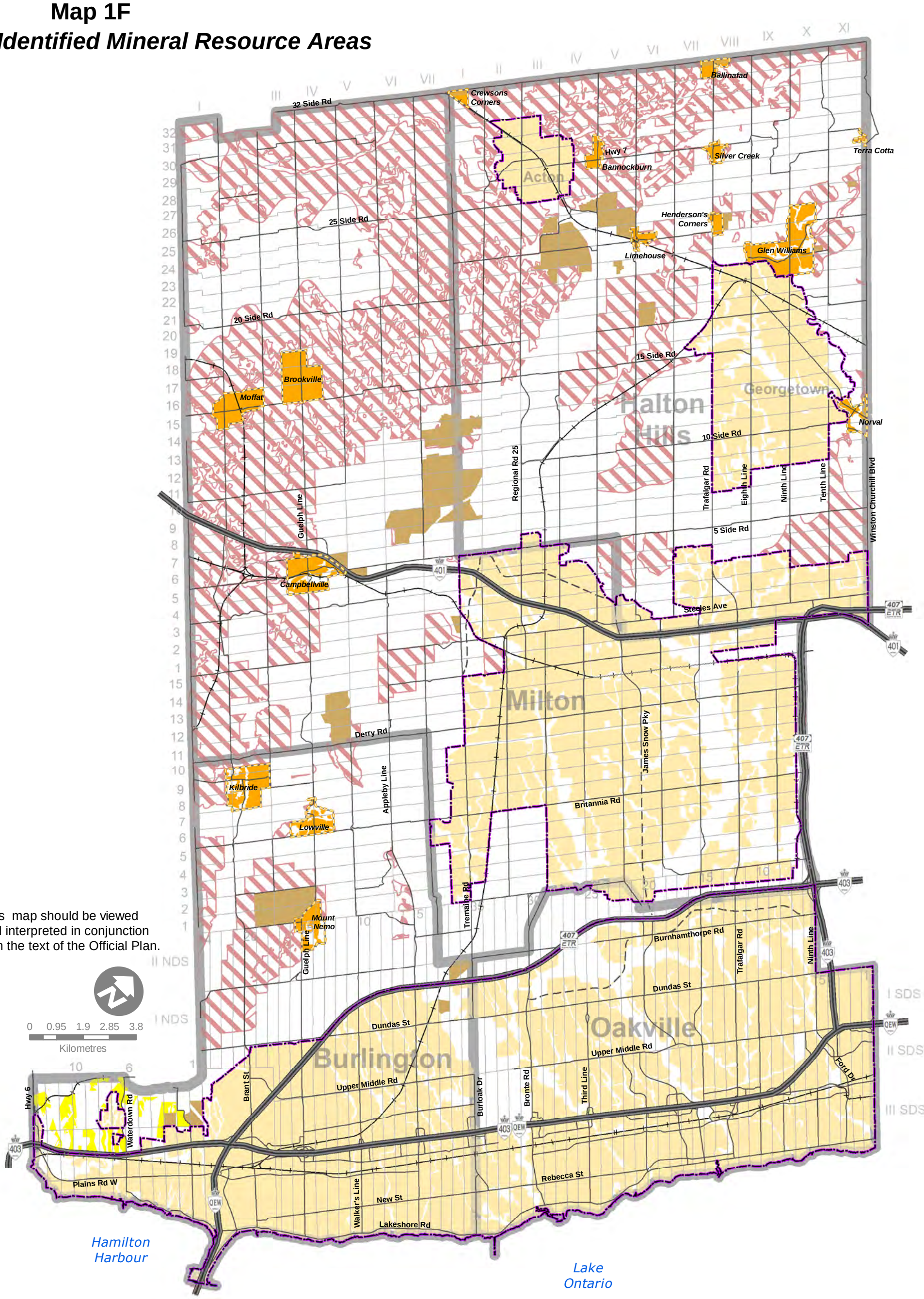
Agricultural System

- Prime Agricultural Areas
- Agricultural System outside Prime Agricultural Areas
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Plan Boundary
- Regional Urban Boundary

July 31, 2026

Map 1F

Identified Mineral Resource Areas



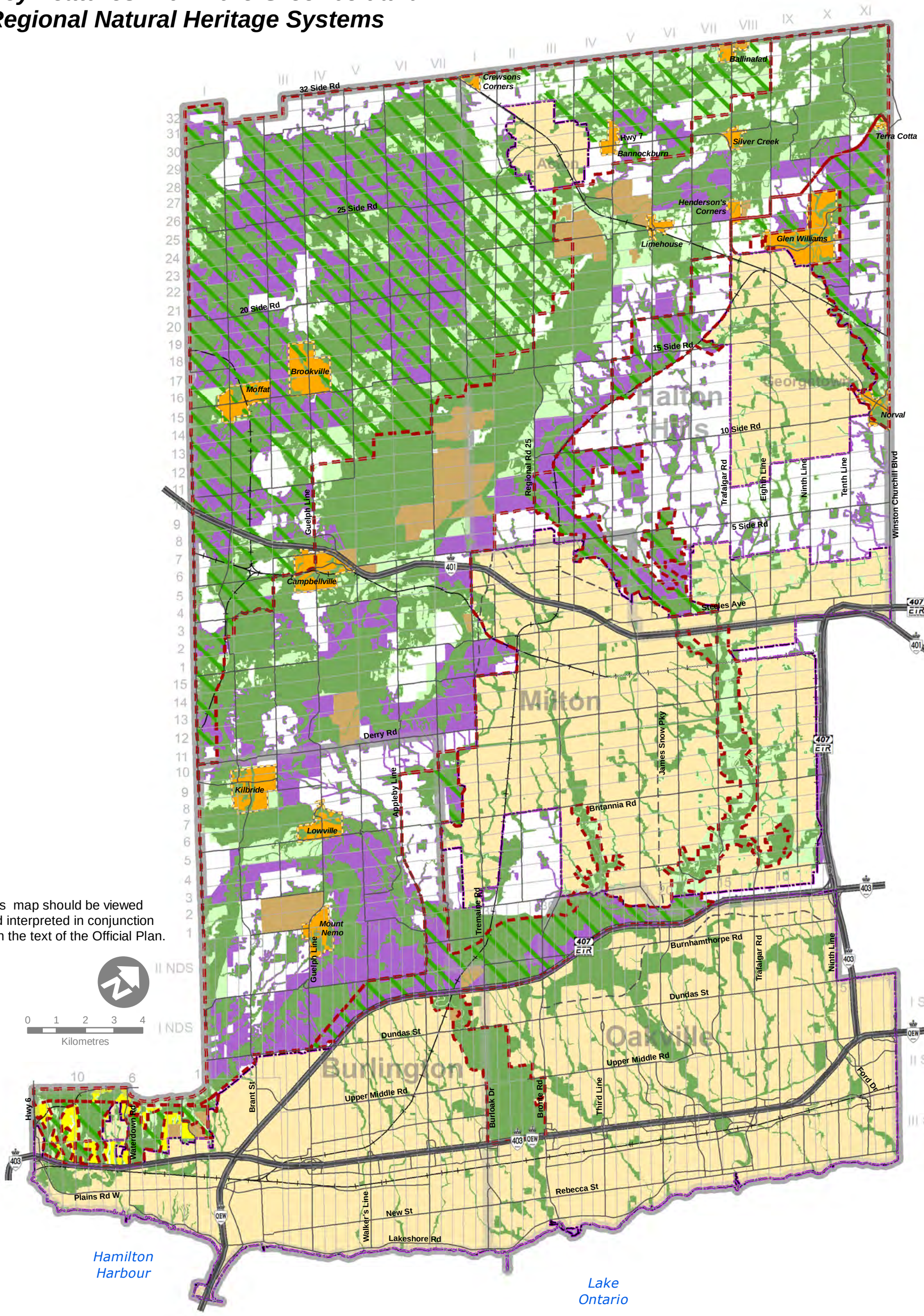
This map should be viewed and interpreted in conjunction with the text of the Official Plan.

- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Hamlet
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Identified Mineral Resource Area
- Regional Urban Boundary

July 31, 2026

Map 1G

Key Features within the Greenbelt and Regional Natural Heritage Systems

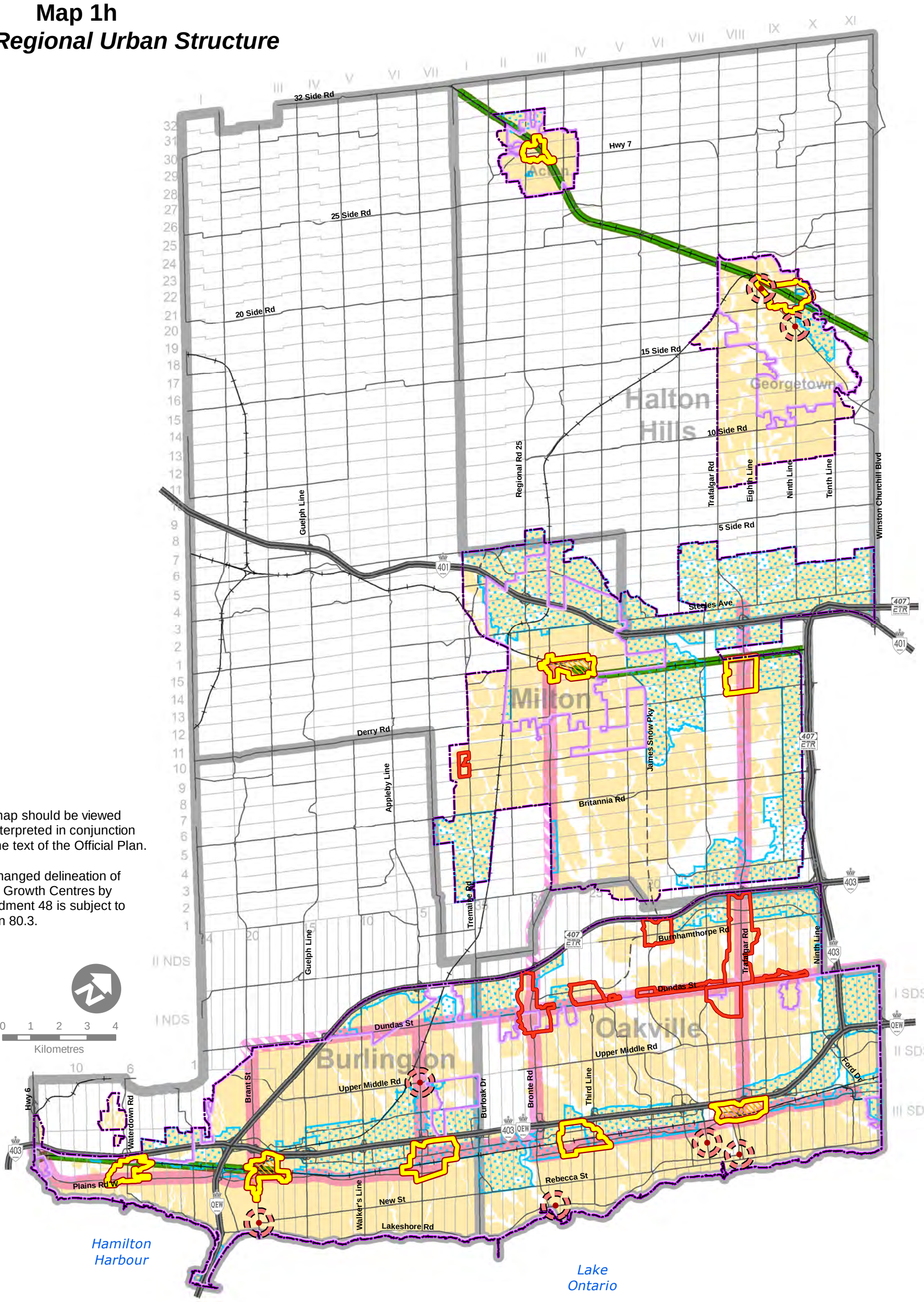


This map should be viewed and interpreted in conjunction with the text of the Official Plan.

- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Greenbelt Plan Boundary
- Urban Area
- Hamlet
- Key Features
- Enhancement Areas, Linkages and Buffers
- Prime Agricultural Areas in NHS Enhancements/Linkages/Buffers
- Greenbelt NHS
- Regional Urban Boundary
- Mineral Resource Extraction Area
- North Aldershot Policy Area

July 31, 2026

Map 1h
Regional Urban Structure



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

The changed delineation of Urban Growth Centres by Amendment 48 is subject to section 80.3.

- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary

- Urban Area
- Built Boundary
- Employment Area
- Regional Urban Boundary
- Commuter Rail Corridor

Strategic Growth Areas

- Urban Growth Centre
- Major Transit Station Area (MTSA)
- Primary Regional Nodes
- Secondary Regional Nodes
- Regional Intensification Corridor in Regional Urban Boundary
- Regional Intensification Corridor outside of Regional Urban Boundary

July 31, 2026



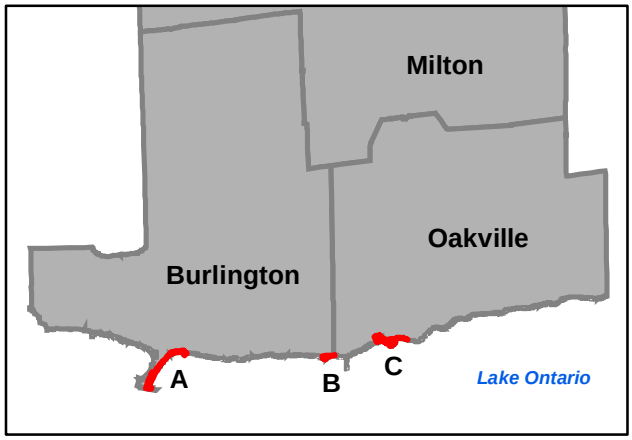




Airphoto Flown Spring 2023

Map 2

Regional Waterfront Parks



July 31, 2026

Map 3

Functional Plan of Major Transportation Facilities



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

Map 3 as currently shown, will be updated by amendment to this Plan upon the identification of a preliminary route planning study area in accordance with Section 173(5.1).

- Urban Growth Centre
- Major Transit Station Area
- Proposed Major Transit Station
- Airport
- Rail Line
- Major Road
- Lot and Concession Line
- Municipal Boundary

Highway 413 & Northwest GTA Transmission Corridor

- Corridor Protection Area
- Hamlet Area
- Urban Area
- Higher Order Transit Corridor
- Commuter Rail Corridor
- Priority Transit Corridor
- Regional Urban Boundary
- HPBATS Corridor Protection Area
- Provincial Highway
- Major Arterial
- Multi-Purpose Arterial
- Minor Arterial
- Provincial Freeway
- Proposed Major Arterial

Note: Map 3 as currently shown, will be updated by amendment to this Plan, upon completion of the Transportation Master Plan undertaken to meet travel demands to the year 2031.

July 31, 2026

Map 4

Right-of-Way Requirements of Arterial Roads



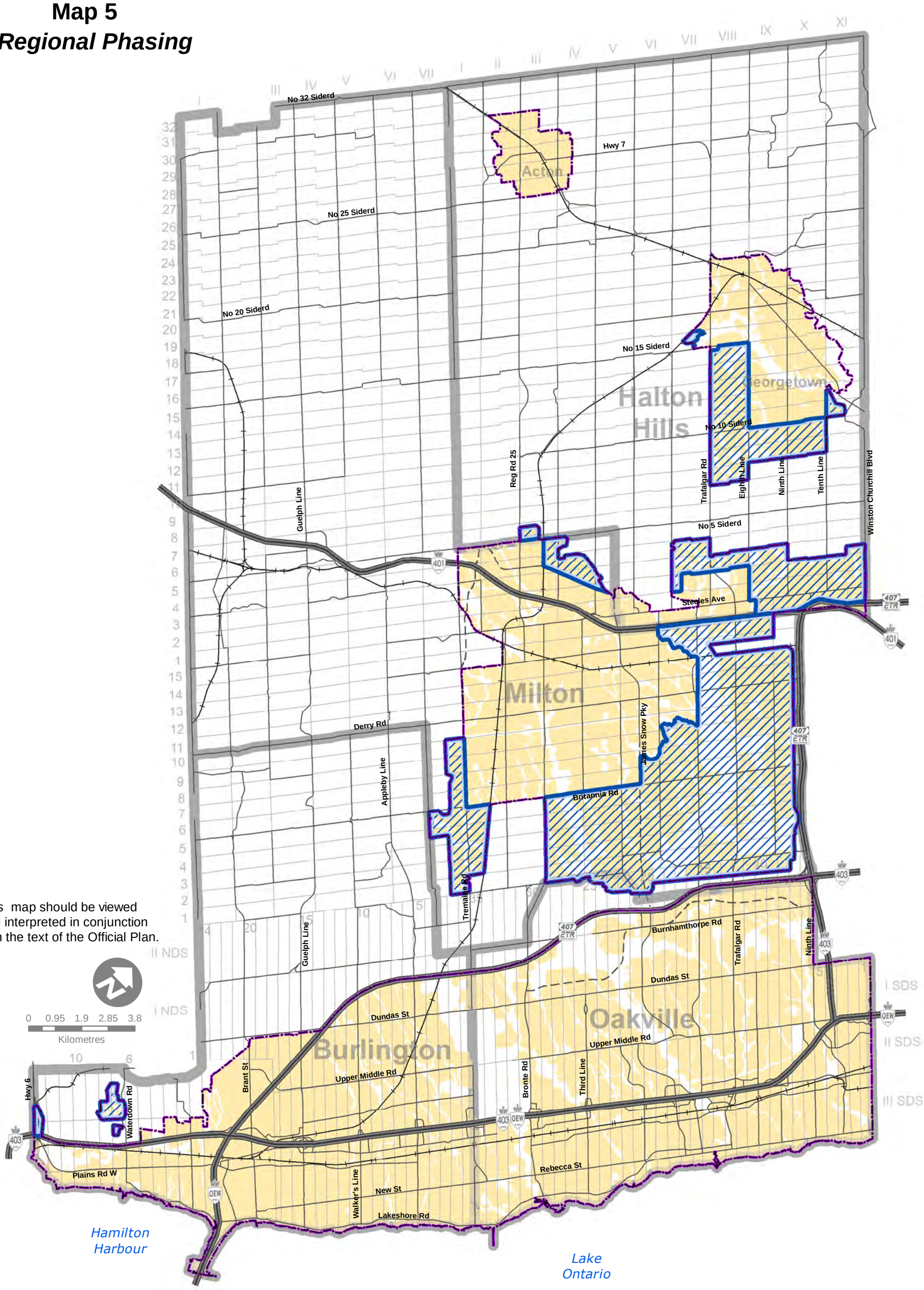
This map should be viewed and interpreted in conjunction with the text of the Official Plan.

- Urban Growth Centre
- Airport
- Urban Area
- Regional Urban Boundary
- Provincial Freeway / Highway
- Rail Line
- Major Road
- Lot and Concession Line
- Municipal Boundary
- 50m
- 47m
- 42m
- 40m
- 36m
- 35m
- 30m
- 26m
- 24m
- 20m
- ROW Shown on Local Official Plans
- Proposed Major Arterial
- Proposed Minor Arterial

Note: Map 4 as currently shown, will be updated by amendment to this Plan, upon completion of the Transportation Master Plan undertaken to meet travel demands to the year 2031.

July 31, 2026

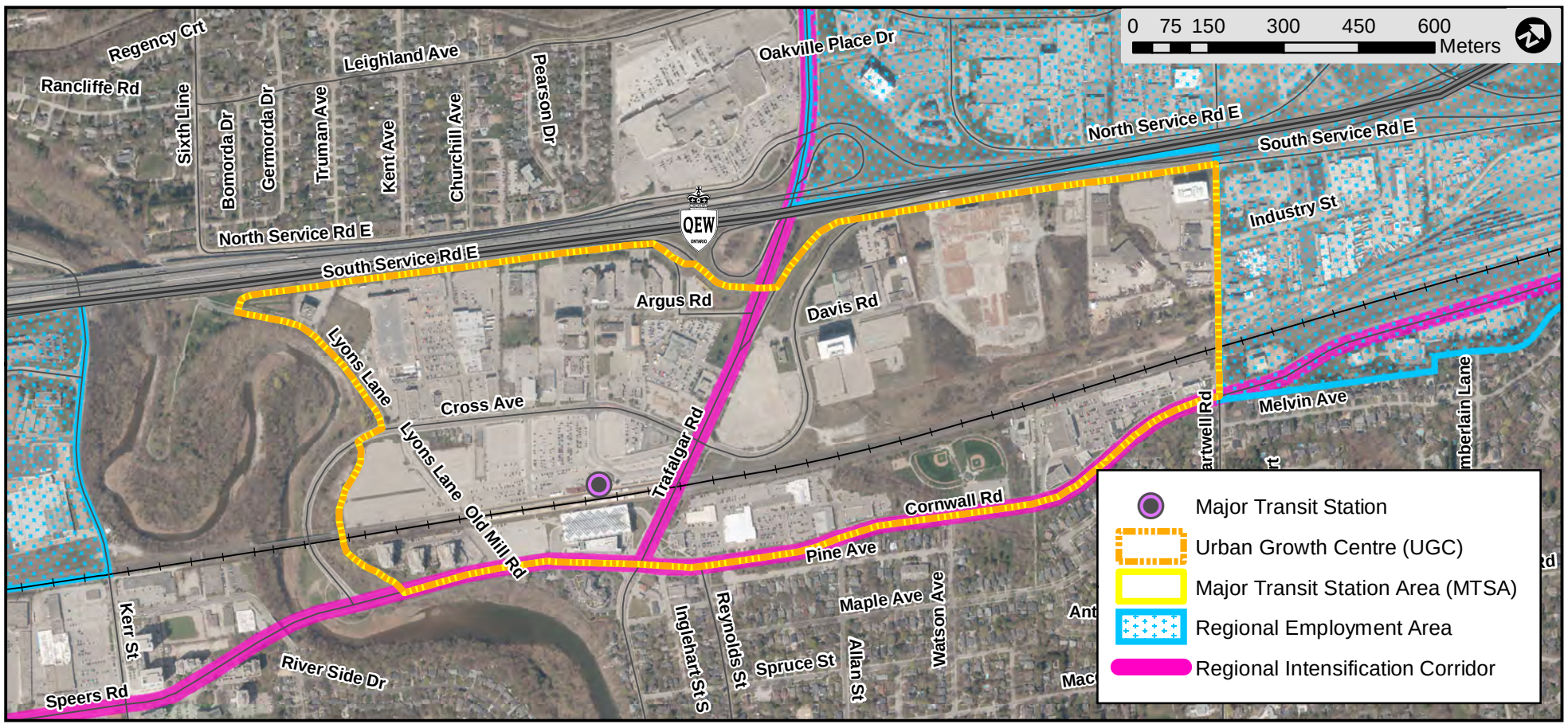
Map 5
Regional Phasing



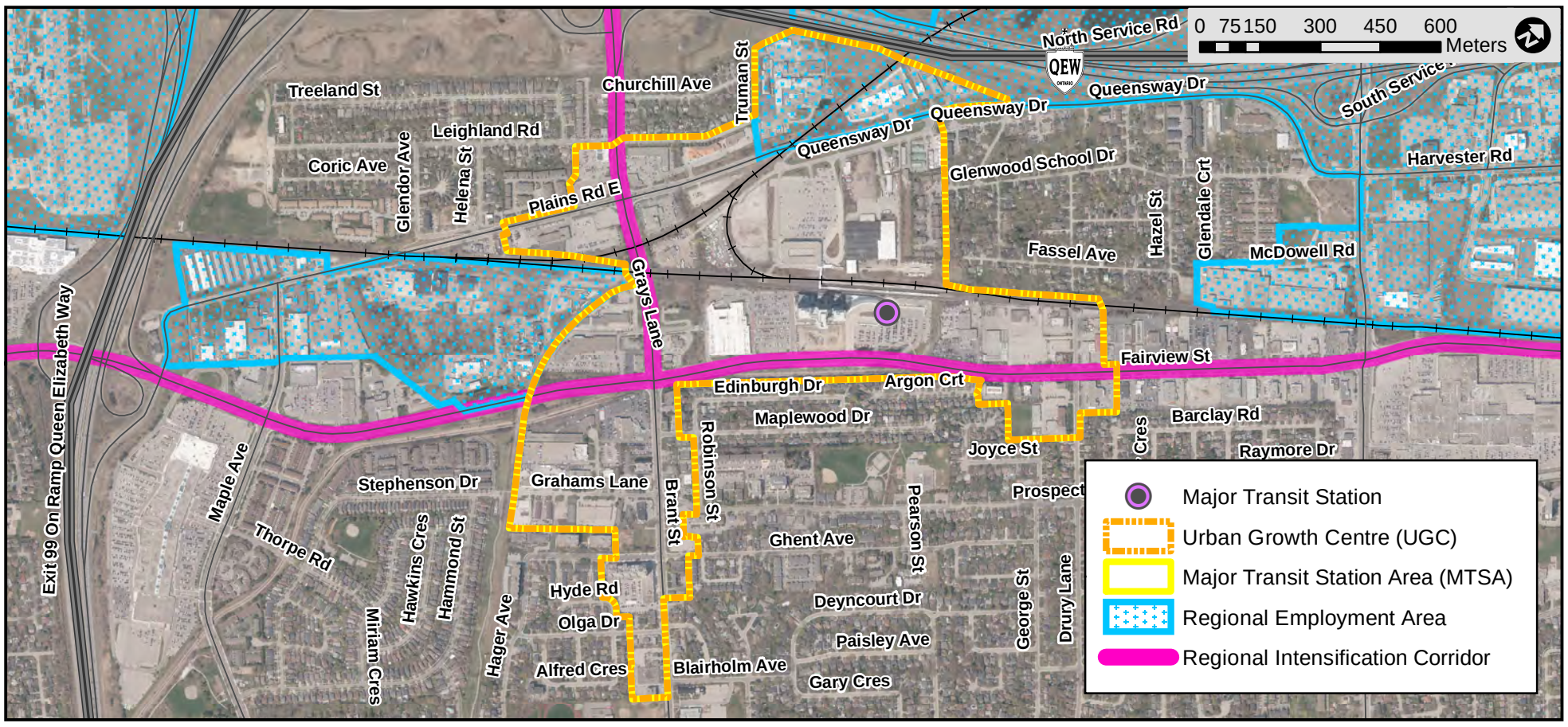
This map should be viewed and interpreted in conjunction with the text of the Official Plan.

July 31, 2026

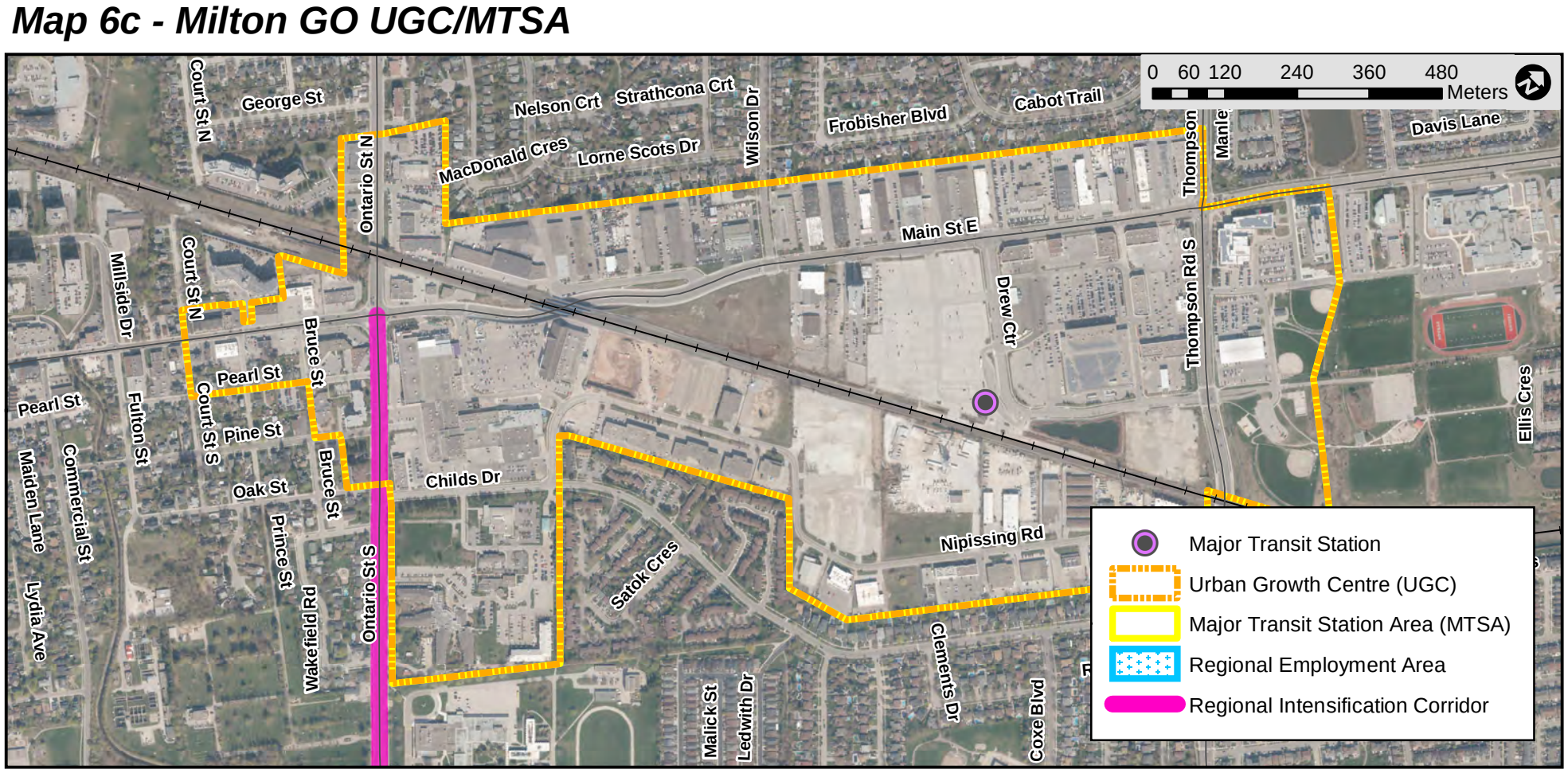
Map 6a - Midtown Oakville GO UGC/MTSA



Map 6b - Downtown Burlington UGC / Burlington GO MTSA



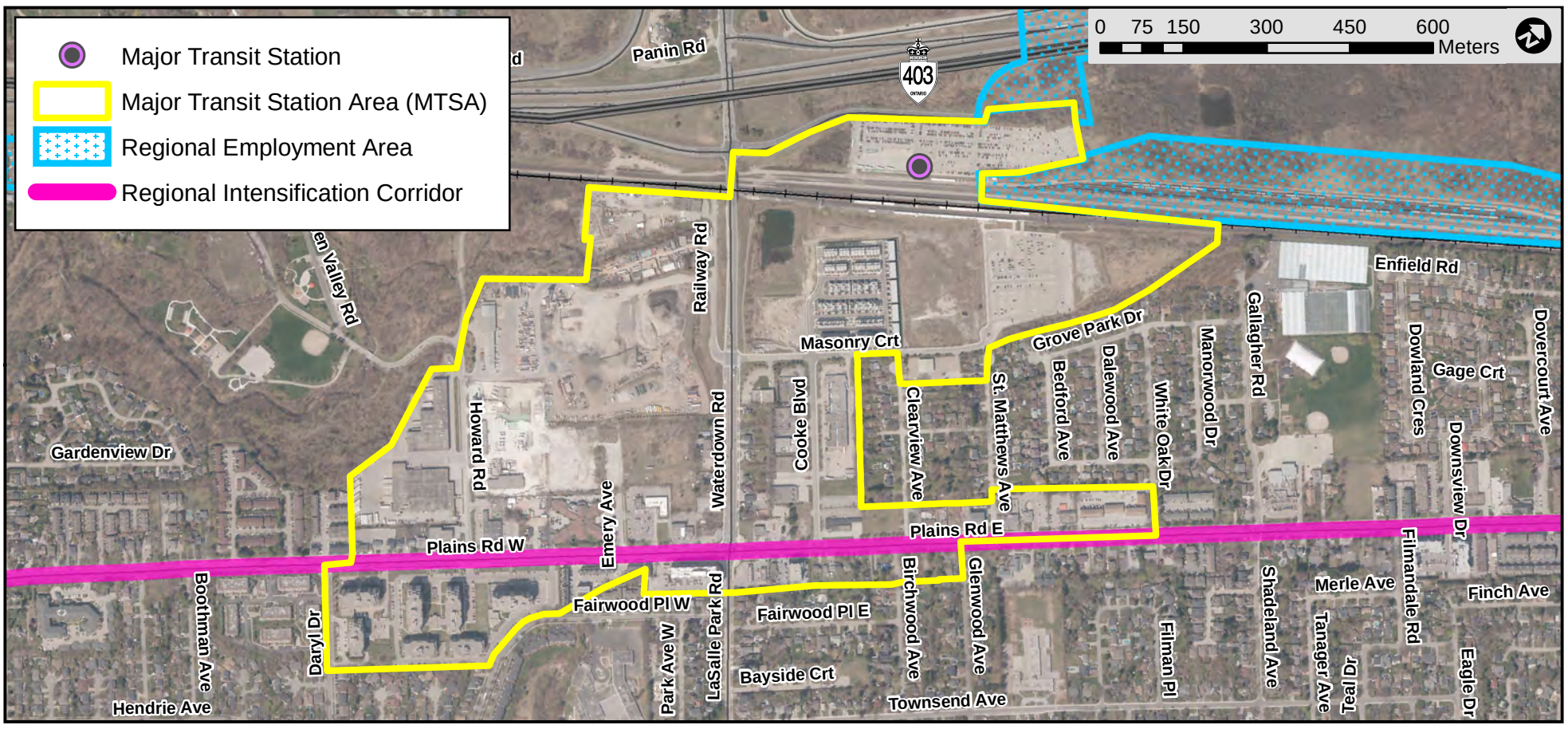
Map 6c - Milton GO UGC/MTSA



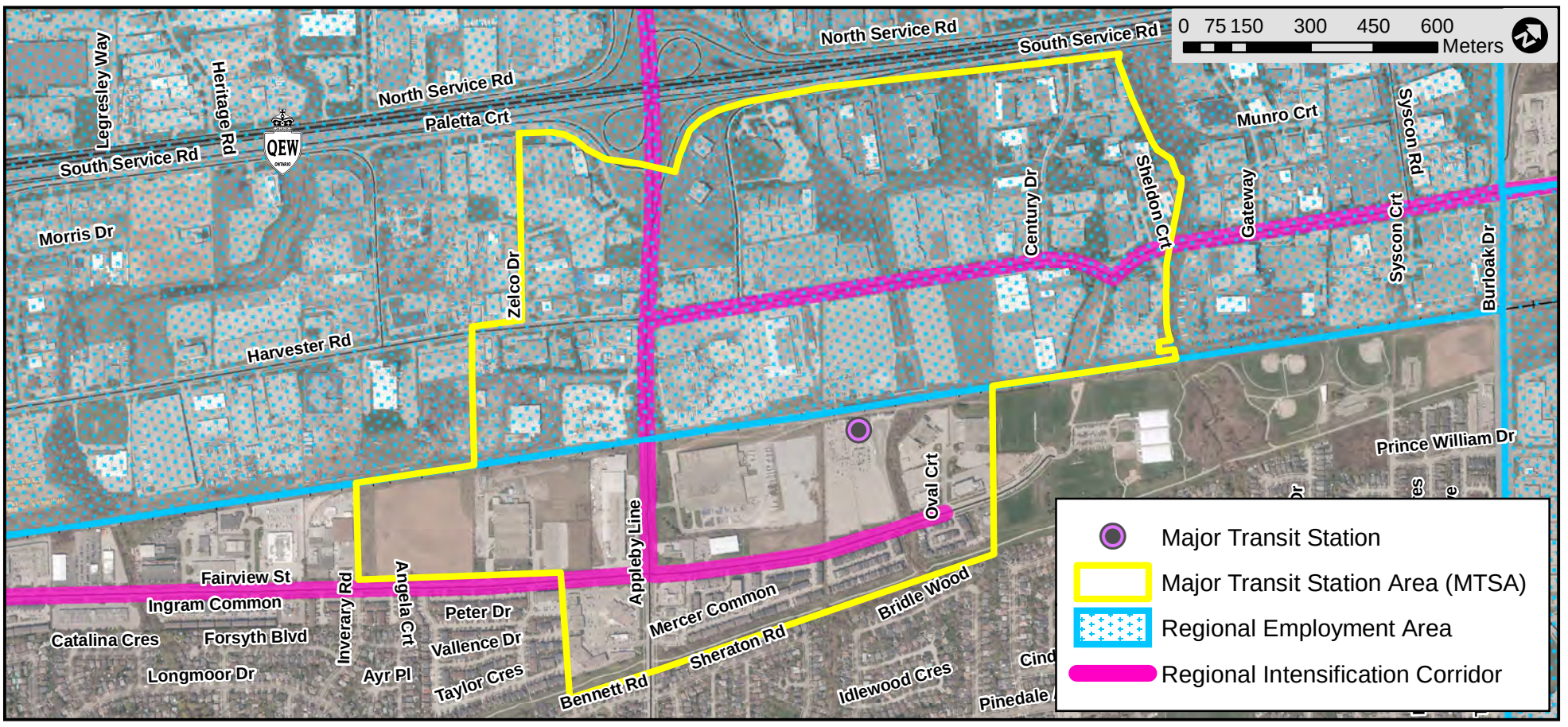
Airphoto flown Spring 2023

July 31, 2026

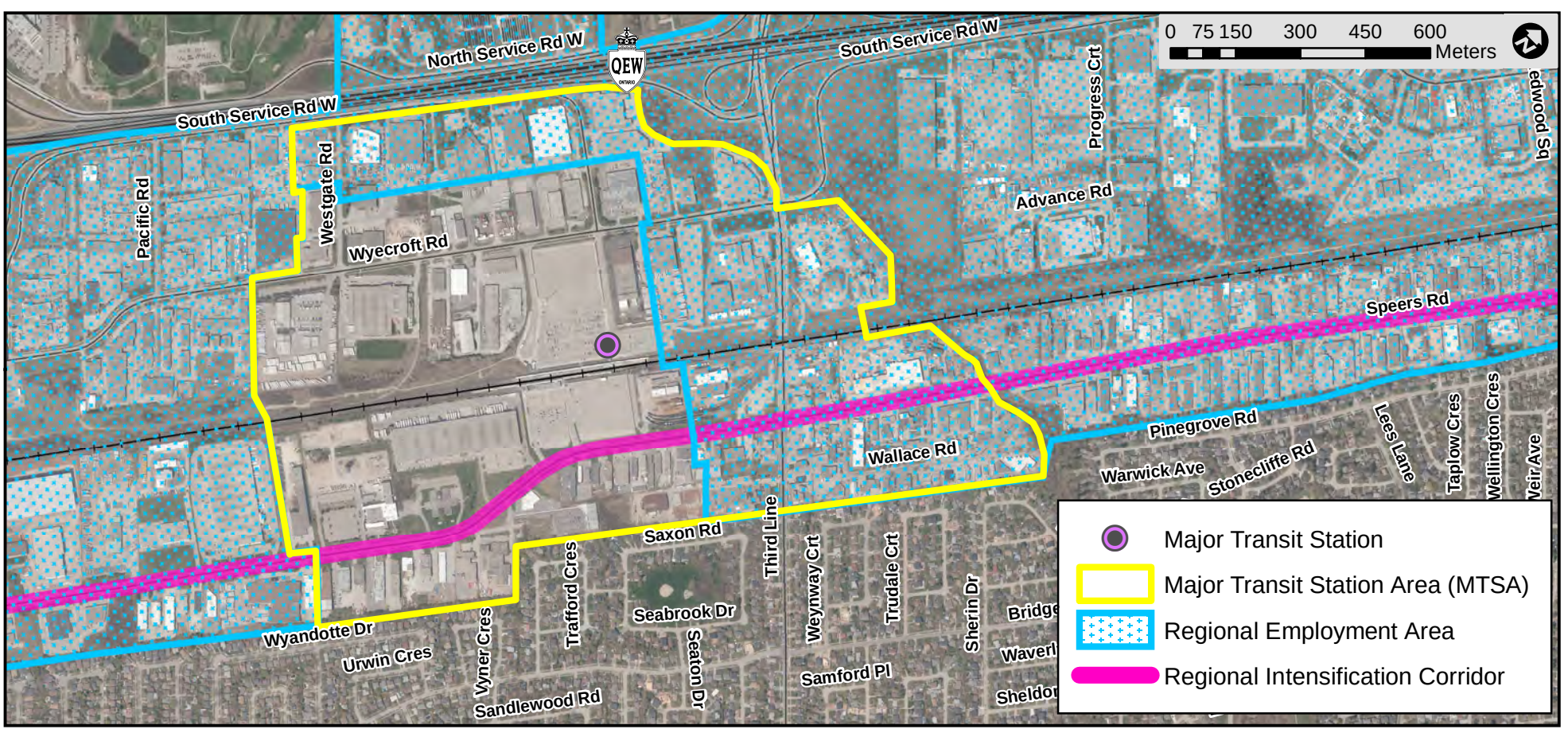
Map 6d - Aldershot GO MTSA



Map 6e - Appleby GO MTSA



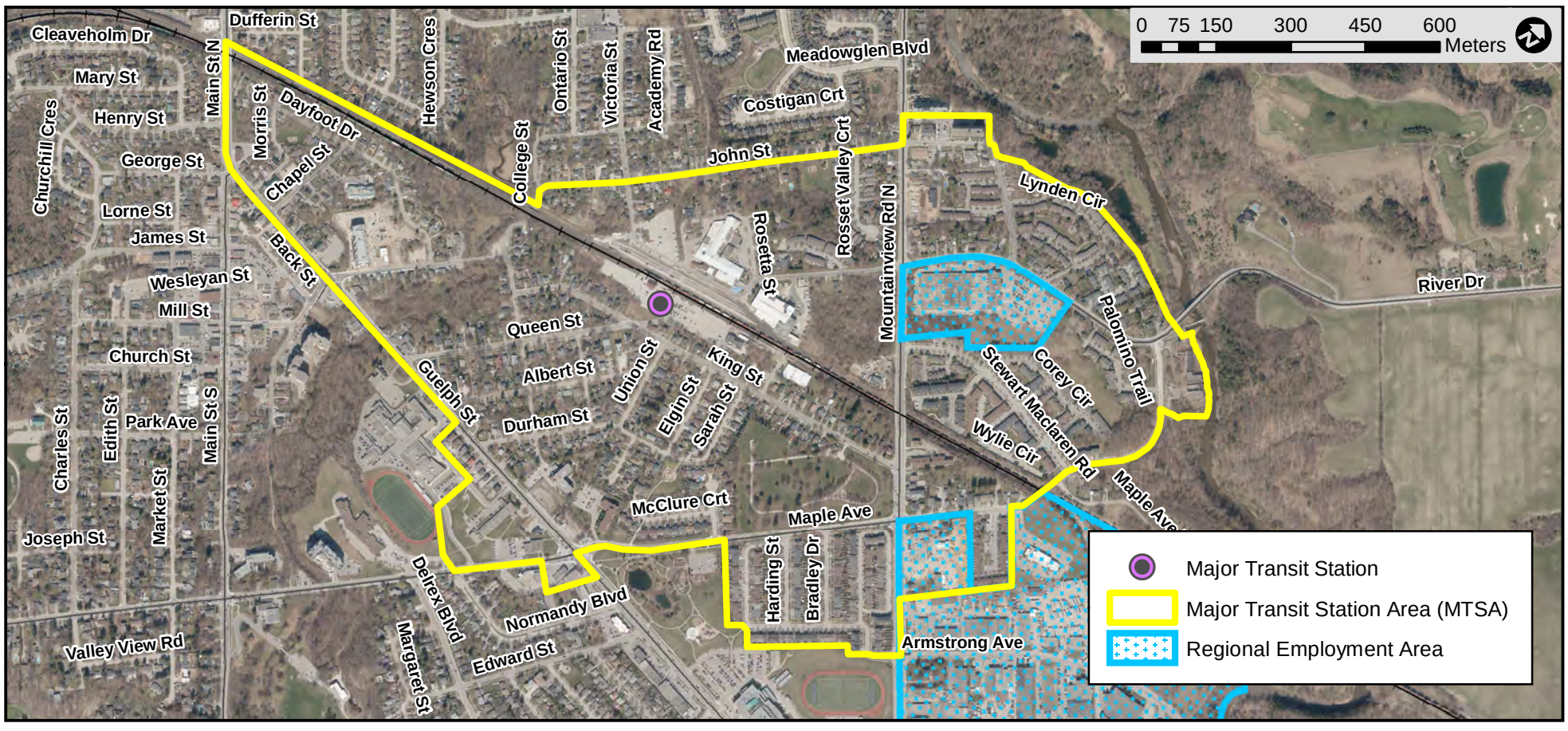
Map 6f - Bronte GO MTSA



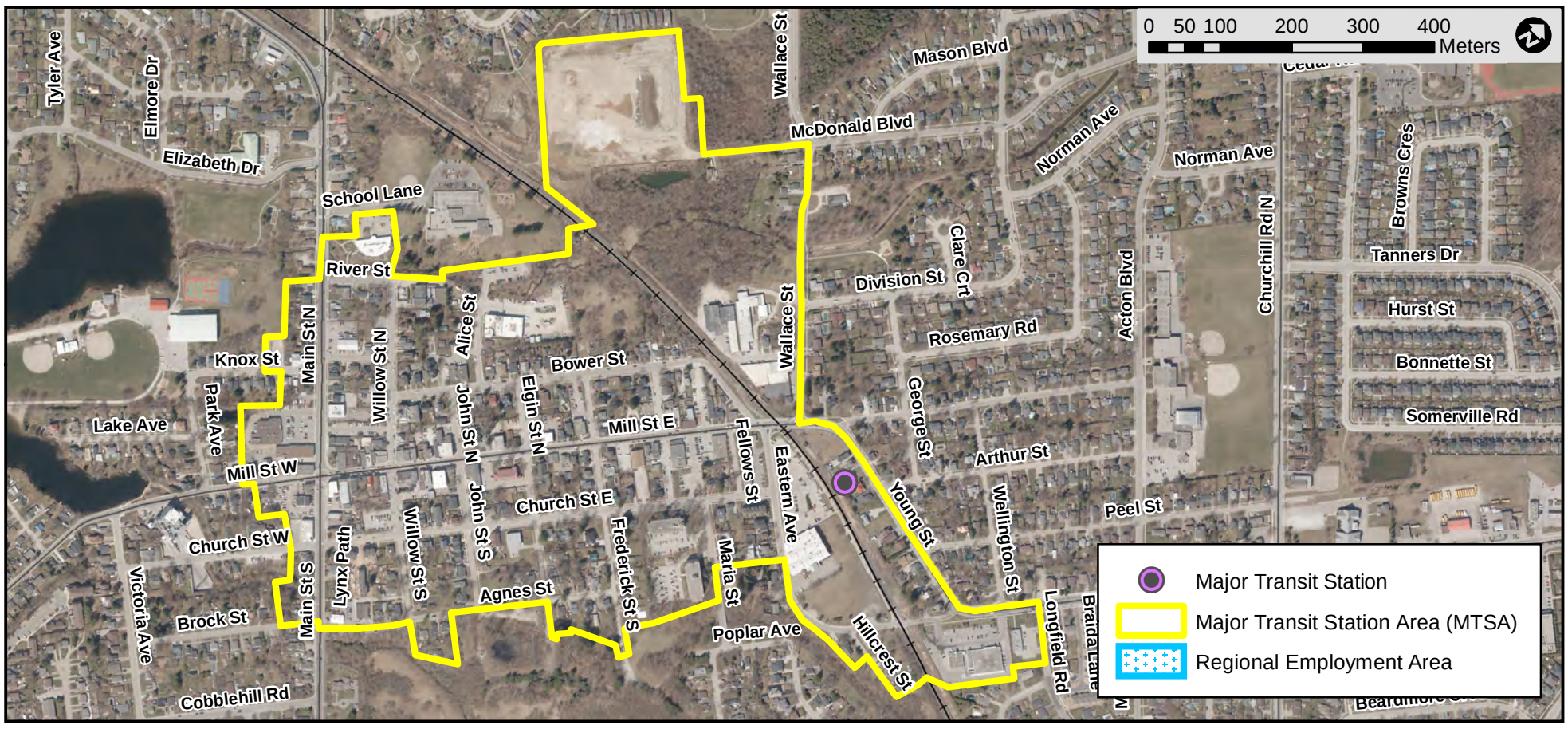
Airphoto flown Spring 2023

July 31, 2026

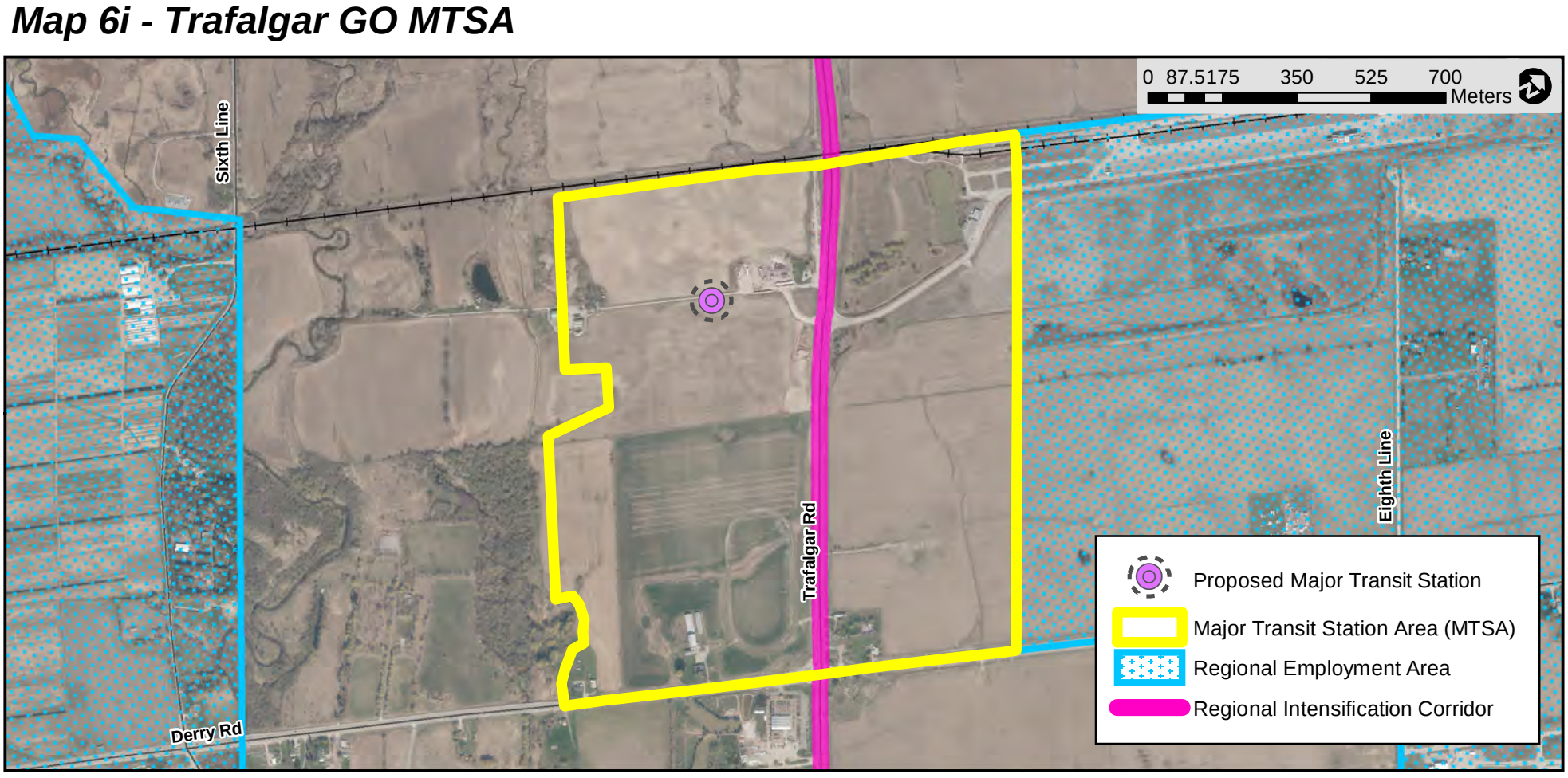
Map 6g - Georgetown GO MTSA



Map 6h - Acton GO MTSA



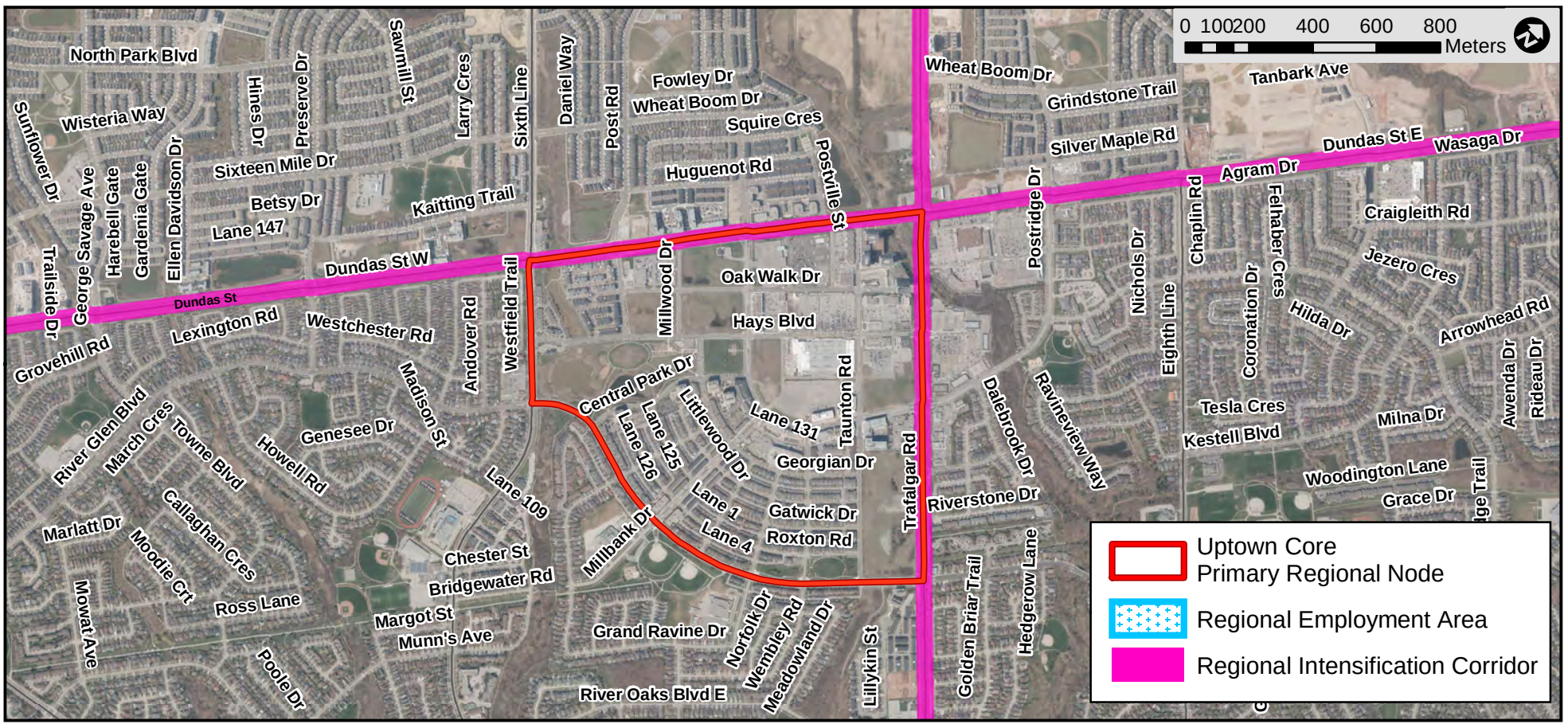
Map 6i - Trafalgar GO MTSA



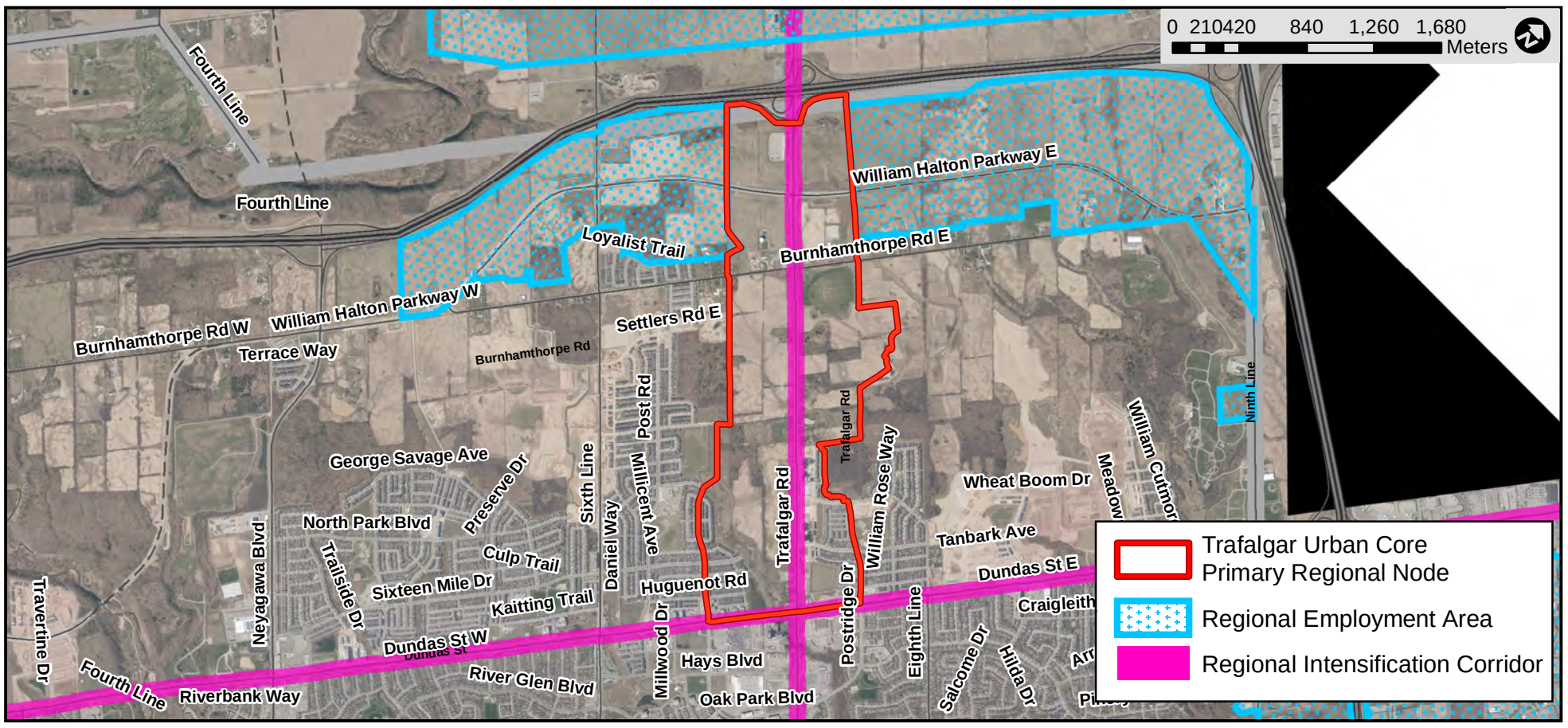
Airphoto flown Spring 2023

July 31, 2026

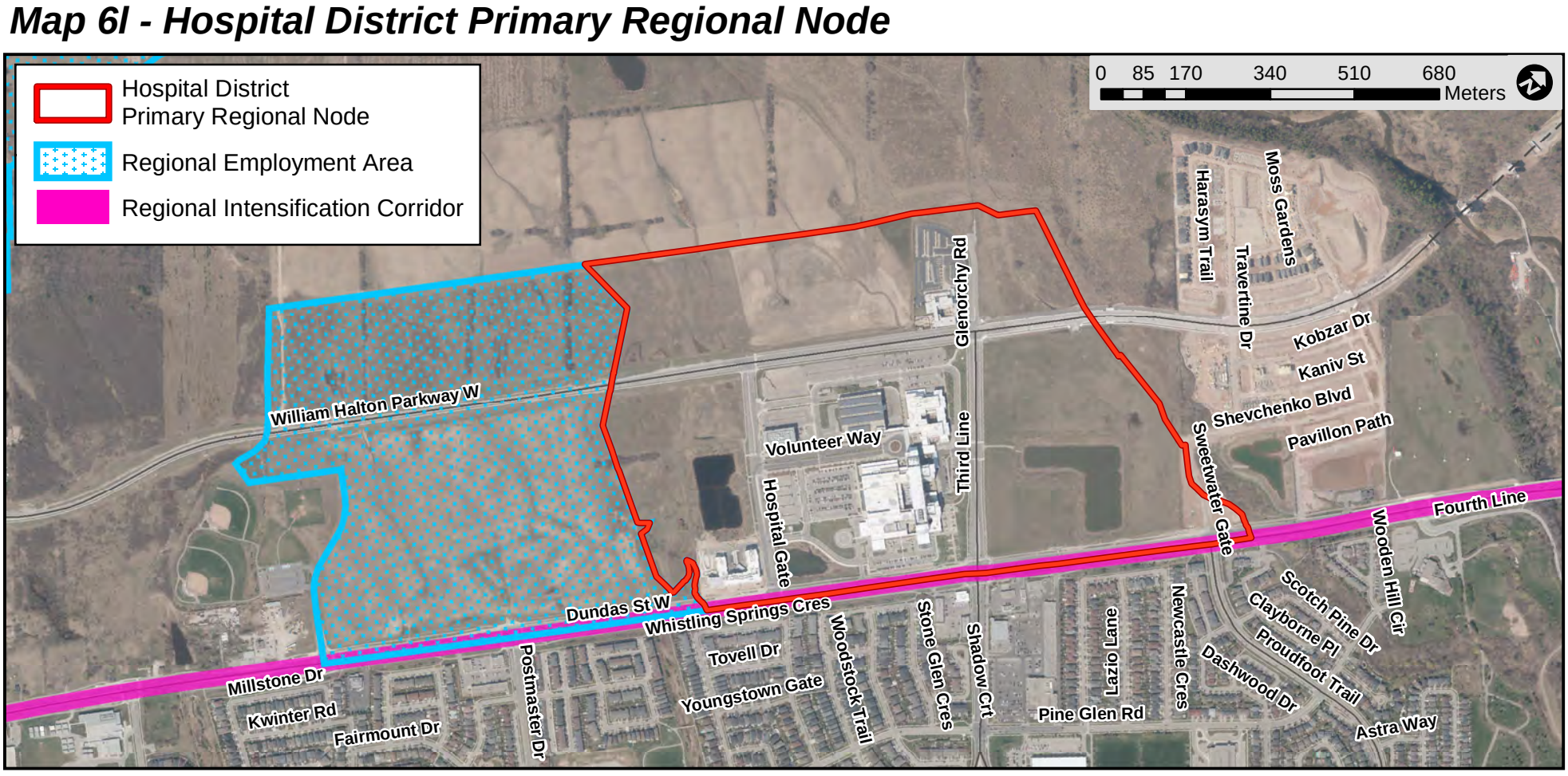
Map 6j - Uptown Core Primary Regional Node



Map 6k - Trafalgar Urban Core Primary Regional Node



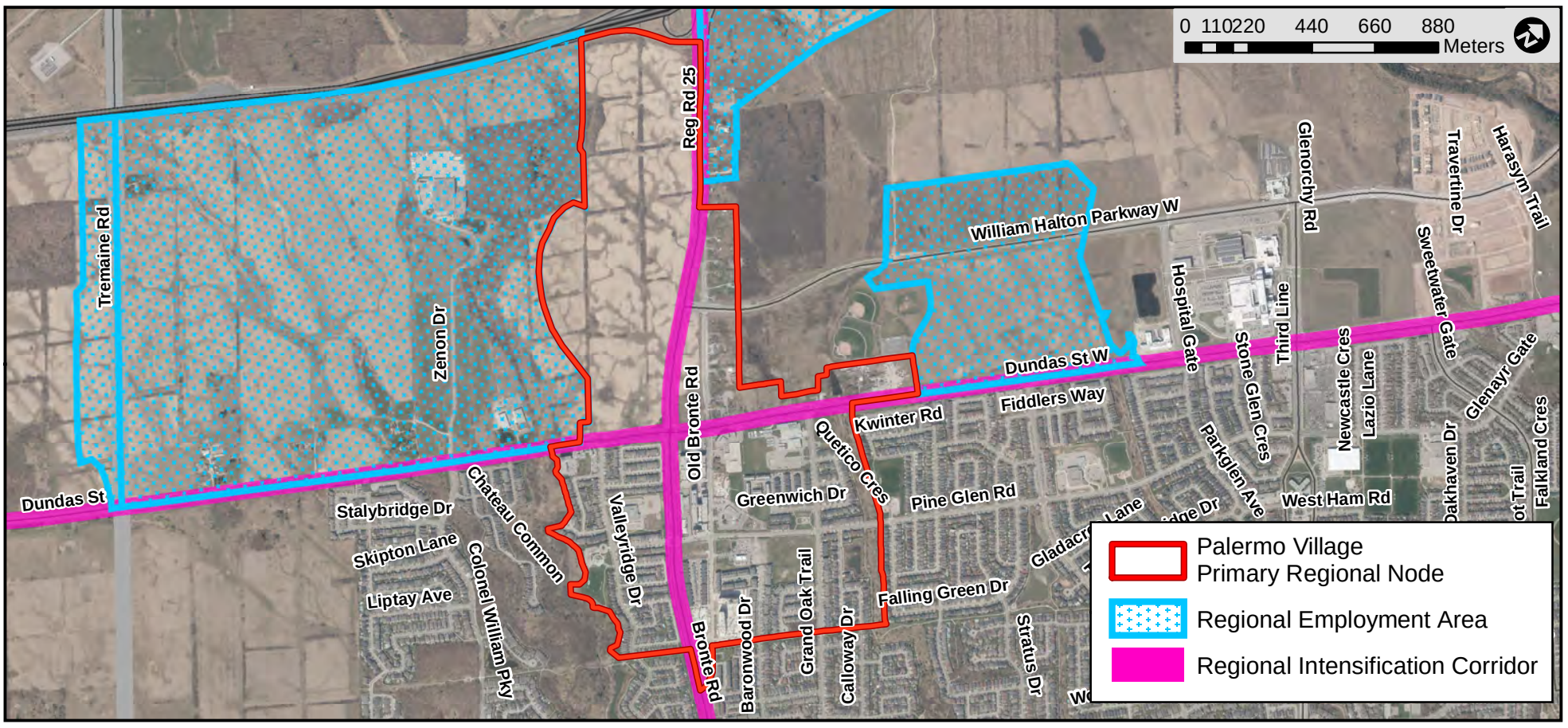
Map 6l - Hospital District Primary Regional Node



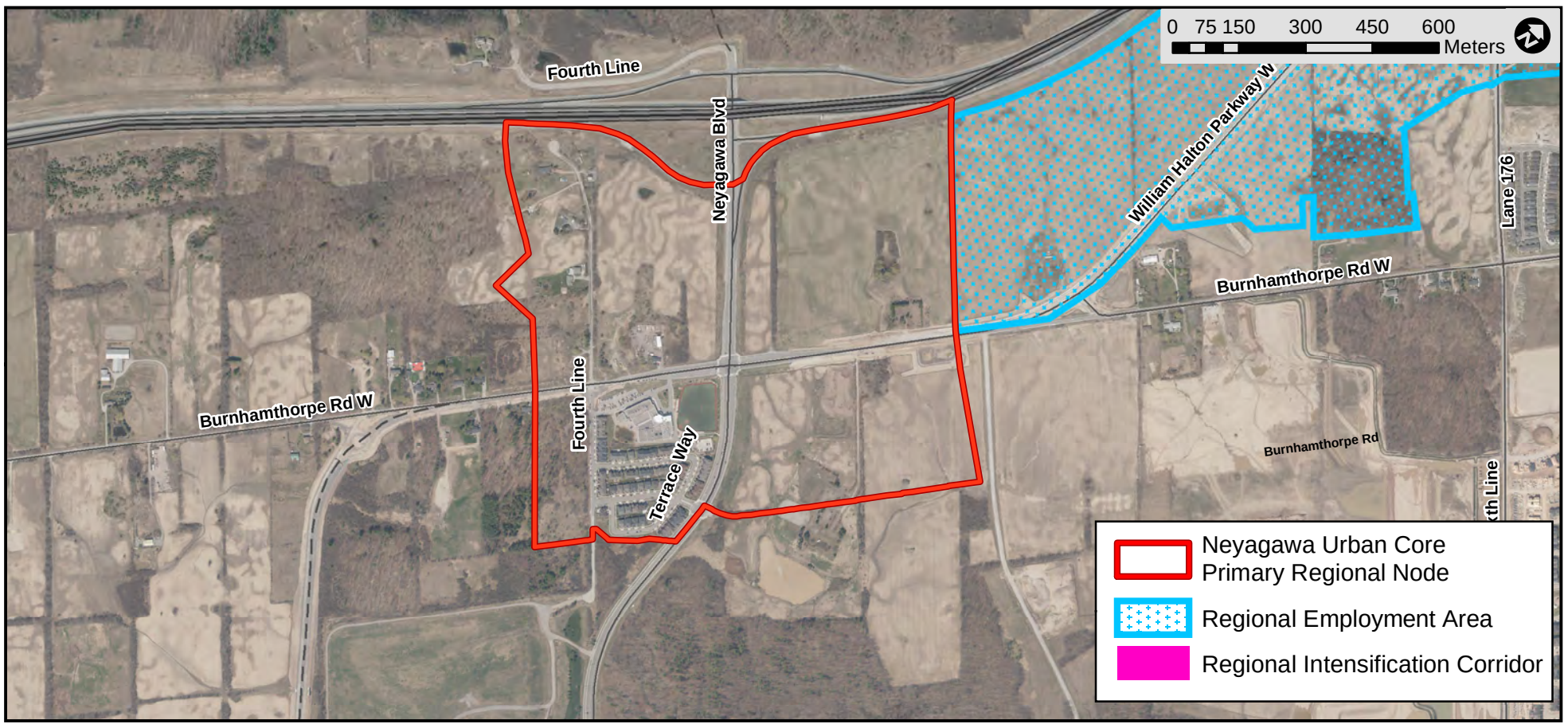
Airphoto flown Spring 2023

July 31, 2026

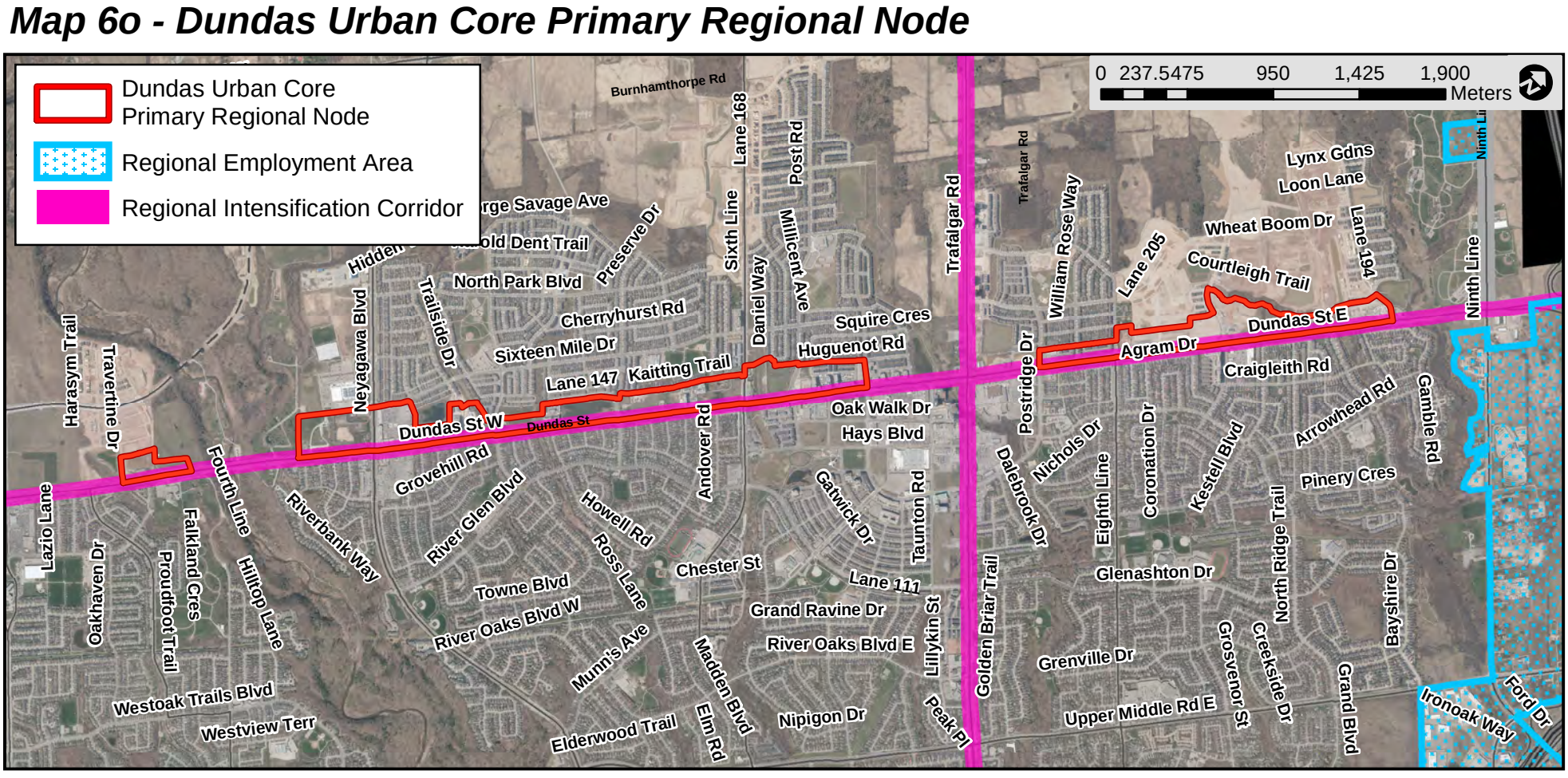
Map 6m - Palermo Village Primary Regional Node



Map 6n - Neyagawa Urban Core Primary Regional Node



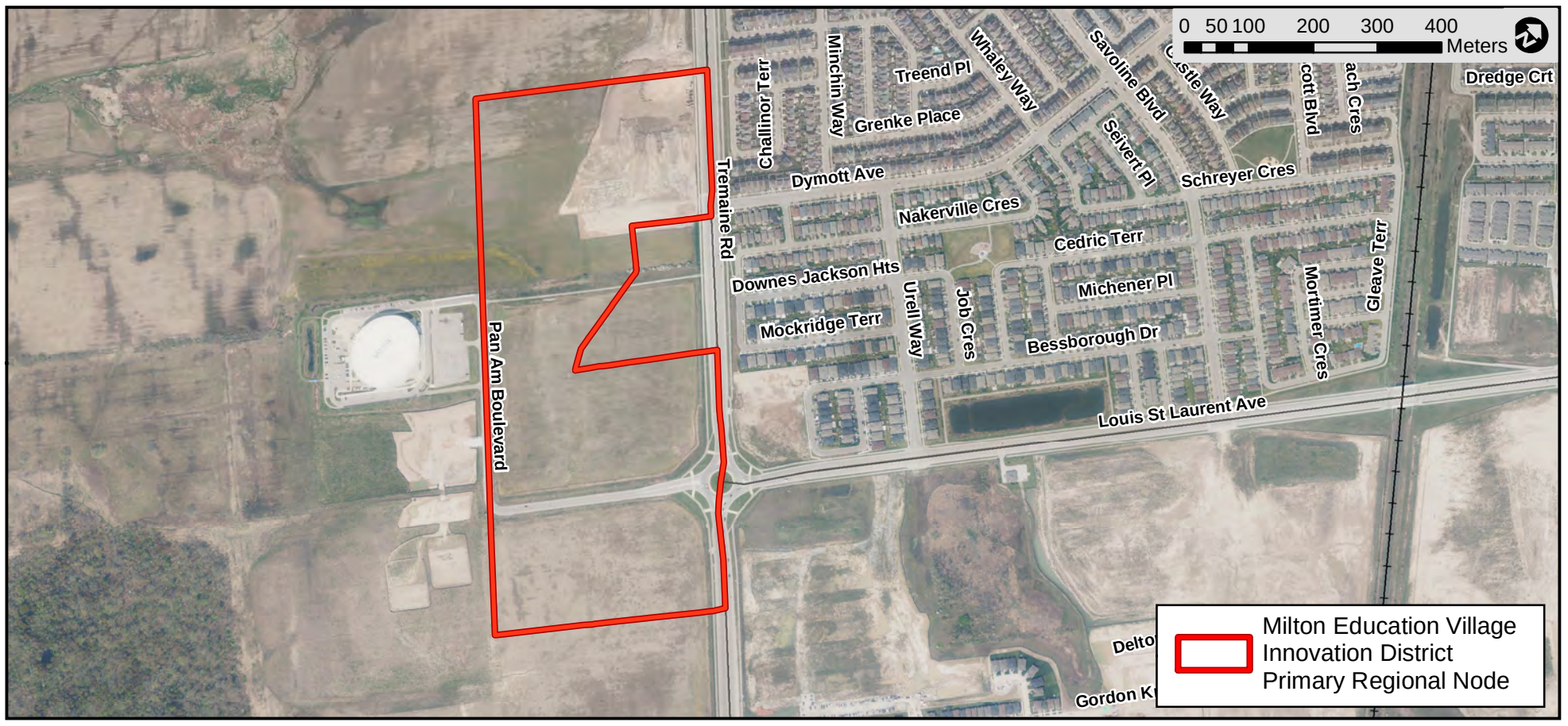
Map 6o - Dundas Urban Core Primary Regional Node



Airphoto flown Spring 2023

July 31, 2026

Map 6p - Milton Education Village Innovation District Primary Regional Node



Airphoto flown Spring 2023

July 31, 2026