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*.