

## GROWTH AND SETTLEMENT

**Goal:** To ensure a flexible growth pattern that will promote a closely knit region and, at the same time, encourage identifiable communities which will afford maximum choices for work, residence and leisure.

Basic to this goal is an acceptable urban / rural balance. How much growth is desirable, and at what rate?

Pressures will arise from provincial proposals, from the growth of other regions, and from the shortage of housing — particularly low-cost housing.

In short, does the region want to protect its agricultural and recreational lands, or trade them off for urban development?

### Objectives:

- Support Ontario's objective which calls for a more decentralized growth pattern throughout the province
- Create an integrated system of urban centres that will accommodate population levels and rates of growth leading to increased self-sufficiency in the provision of jobs, and business, shopping, entertainment, health, education and cultural services.
- Establish well-defined urban development areas.
- Direct rural residential development to existing identifiable and viable rural settlements.
- Promote a Halton Regional centre for business, cultural and recreational purposes.

## HOUSING

**Goal:** To provide a suitable mix and variety of housing that will satisfy differing social and economic characteristics, needs and desires.

This goal is linked closely to economic development and growth and settlement, and of primary importance is the need for housing geared to the incomes of those now working within the Region.

Residents have already indicated a shortage of serviced building lots, complained about tough subdivision standards and showed a growing concern over the construction of high-rise buildings.

Also an issue is the shortage of rental units because of conversions to condominiums, rent controls, and the slowdown of apartment construction.

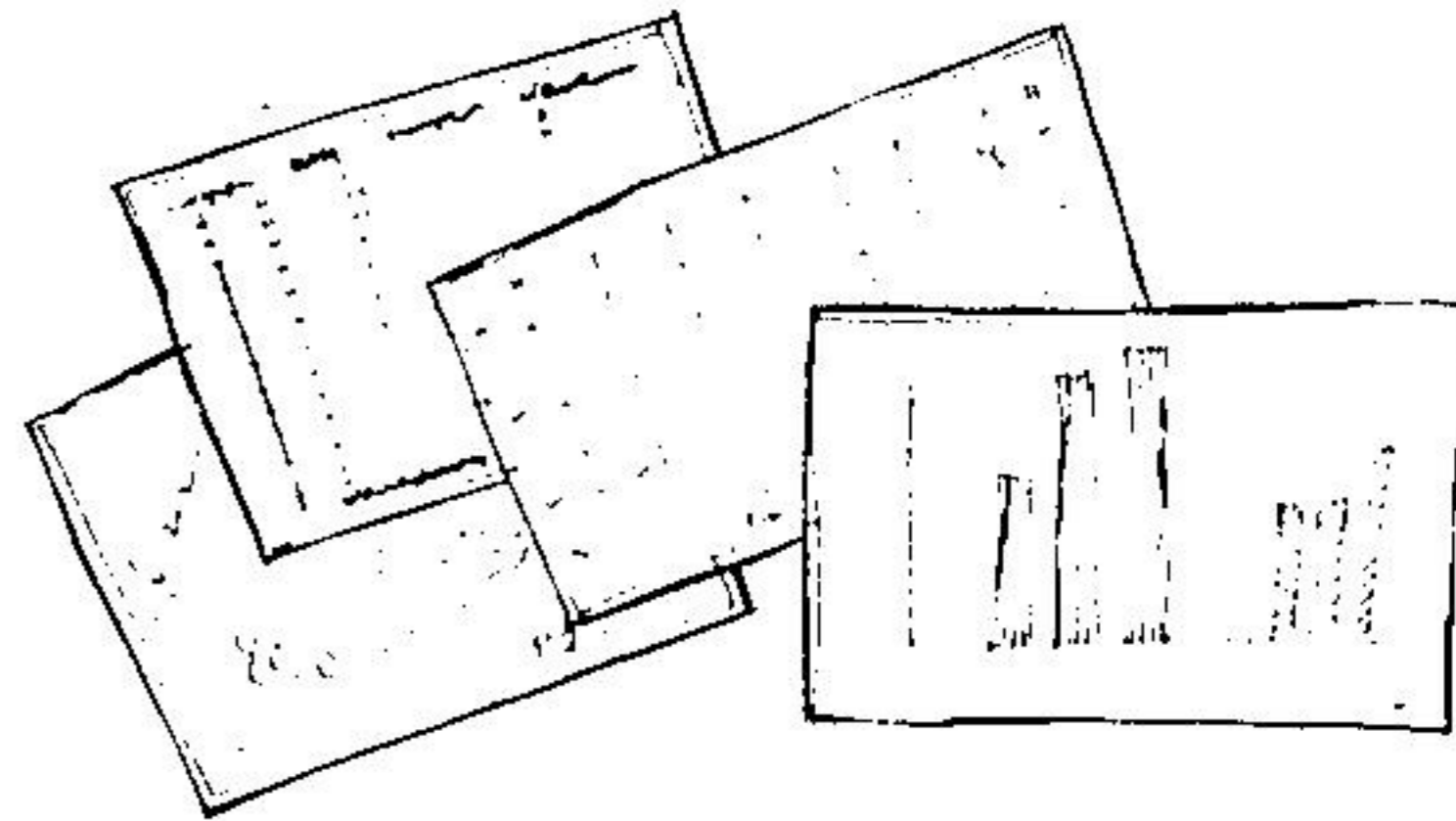
The conflict between land use (urban or rural) arises again and Halton's residents must exercise their franchise to help define the type of community we all desire.

### Objectives:

- Define the role of the local municipalities and the region in the provision of housing.
- Establish housing targets involving type, whether owner or rental, price ranges and density.
- Develop a program of staged residential development, including appropriate means for measuring the achievement of housing targets.
- Take imaginative approaches to reducing residential land costs and housing prices in general.



## WILL HALTON BE YOUR KIND OF REGION?



## The issues:

- Ensure the provision of an adequate number of rental and ownership units for persons of low and average incomes.
- Increase supply of special housing (senior citizens, handicapped, etc.) and emergency housing, along with extended care and nursing services.
- Develop means of comfortably integrating low income and specialized housing into existing and future communities.
- Develop, in co-operation with local municipalities, new types of subdivision and estate development design — stressing sound environmental and ecological practices.
- Explore ways of reinforcing a "sense of community" in future residential developments.



## TRANSPORTATION

**Goal:** To facilitate access for all persons and goods with the least disruption to the environment.

In general, transportation systems and routes to serve the region are inadequate. A major factor is the present distribution of jobs, services, housing and provincial transportation systems—all of which encourage commuting.

Greater consideration must be given to the conservation of energy resources, the environmental impact of transportation corridors, and the need to preserve historical and scenic routes.

### Objectives:

- Develop a transportation system that will encourage regional identity and strengthen the relationship among Halton's communities.
- Increase accessibility to all major areas of employment, shopping and recreation.
- Designate a system of scenic and historical routes as part of an integrated regional recreation / open space system.
- Develop land use patterns that can be easily satisfied by mass transit.

- Review subsidization and pricing policies for public transit.
- Develop, in co-operation with local municipalities, a regional public transit system with special services to underprivileged groups.
- Ensure that all transportation systems are planned and developed with the least environmental and community disruption.
- Develop transportation corridors as multiple use rights of way and facilities.

## ECONOMIC DEVELOPMENT

**Goal:** To develop the region's full economic potential, thereby providing the widest possible variety of job opportunities.

Central to the problems and concerns of citizens and special interest groups is the need for more suitable jobs within the Region.

Other issues documented by the Planning Department include:

- Need for more diversification of business and industry.
- More equitable distribution of tax benefits throughout the entire region.
- Loss of industrial land through provincial proposals, eg. Parkway Belt.
- No definitive industrial objectives.
- Lack of "high-order" shopping, entertainment, cultural and business services.
- Lack of identification of tourist attractions.

### Objectives:

- Develop a regional economic development strategy that encourages activities and industries with the greatest potential for income and job expansion.
- Specify industrial development targets for area municipalities.
- Outline the location of regional industrial areas with necessary servicing priorities.
- Develop an increased assessment and broadened tax base.
- Provide, in conjunction with local authorities and the private sector, the necessary information services required to assist and encourage capital investment in Halton.