

Late complaints lodged about urban growth plan

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about the Official Plan changes being the chief complaint. Since June of 2006, the Town has hosted 16 public meetings on the OP 10—legally it was required to hold only three. Notification was primarily through ads in the local newspapers—again as required by provincial regulations.

Planning staff will now review its public notification procedures on long-range land use planning exercises.

In addition to this issue, residents say the new designations will lower property values and some worried about land expropriation.

But Town council and staff assured residents the Town would not be expropriating any property for employment lands development. However, a number of concurrent ongoing inter-regional and provincial road studies may in the future result in negotiations with property owners for land.

Eighth Line resident Vic Hendrickson, who spoke before council at both the May

and Monday's meeting, said OP 10 would result in a devaluation of his property by 30 to 50 per cent.

"It is the mere existence of the redesignation as Employment Lands/Industrial Zoning that will start/cause the devaluation of rural residential property values," said Hendrickson, who spoke to a commercial Realtor about land prices.

In a report to council, planning staff stated, "although planning exercises can influence land values, property values are not considered to be a legitimate plan use planning concern."

Hendrickson's compromise solution of placing the green space buffers of 100 metres within OP 10, is something that should be addressed in follow-up more detailed secondary plans for the areas, said Planning Director Bruce MacLean.

He added that it's important that work begins as soon as possible on the secondary plans so they are place before any development happens—after 2031.

But Hendrickson said, "It is the lack of certainty of green space buffers awaiting secondary plans that will cause the devaluation of rural residential property values."

Mimi Irving, a Regional Rd. 25 resident, also spoke at Monday's meeting asking for the removal of the FSEA identifi-

cation, noting the prime farmland in the area should remain under an agricultural designation.

Another resident, Ken Whaley, expressed concern about potential loss of cultural heritage within the rural cluster of Whaley's Corners (Steeles Ave. and Winston Churchill Blvd.). MacLean said future heritage designations may protect the remaining Whaley's Corners properties and it would be considered in subsequent studies.

Due to the concerns expressed by a number of residents living within the controversial areas, planning staff did recommend changes within OP 10 formally recognizing the concentrations of rural residential lots—the FSA/FSEA identifications would remain, but the acknowledgement of the homes' existence would ensure protective policies in the subsequent secondary plans. Those policies would include adequate setbacks, and/or green space landscape buffers and road network solutions to minimize the impact on existing rural residents.

Lewis wondered whether OP 10 approval could be deferred for another year while all the highway studies are ongoing.

But Mayor Rick Bonnette said the Town of Halton Hills already received a one-year extension from the Province on the Growth Plan conformity, and said it would be unlikely that a second would be given, especially with the next year's Provincial election looming.

The mayor said this council, whose hand was forced by Places to Grow Plan to adjust its own planning preferences to meet provincial guidelines, must plan for the future, but agreed with MacLean, "this is not going to happen overnight."

However, Councillor Jane Fogal was even more blunt—change is coming to Halton Hills and residents should be prepared.

"I know it's tough, but at some point, you got to realize that this whole area in 20 years from now is not going to look the same," she said. "I would hope the residents would be thinking about that. ... This area is a transportation hub and it's going to develop big time in the next 20 years."

To read more about the Town's planning for the future go to www.haltonhills.ca/planning.



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—Councillor Jane Fogal

CYCLING MASTER PLAN NOTICE OF PUBLIC INFORMATION CENTRE # 2

The Town of Halton Hills is nearing completion of a study to develop a Town-wide Cycling Master Plan. We would like to invite you to join us on June 29, 2010 at the Town of Halton Hills Civic Centre starting at 6:00 p.m. to review the draft Cycling Master Plan and tell us what you think!

The draft Halton Hills Cycling Master Plan (HHCP) is generally based on the "complete streets" concept, and proposes an integrated and convenient cycling network. This is designed to improve cyclist safety and encourage Halton Hills residents to cycle to work, school and other destinations in the Town, and to enjoy cycling for recreation and fitness. The new Cycling Plan identifies a long term implementation strategy that identifies priorities for cycling network improvements, provides a set of design guidelines to guide Town staff, and outlines a strategy to educate the public about cycling in Halton Hills.



SECOND PUBLIC INFORMATION CENTRE (PIC):

The purpose of this Second Public Information Centre (the first PIC was held in September 2009) is to present the draft Cycling Master Plan to the residents of Halton Hills. We want your feedback on the draft plan including the alternative network solutions (candidate routes), the preferred cycling network, the associated implementation strategy as well as key study recommendations.

WHY SHOULD YOU ATTEND?

If you are a recreational or utilitarian cyclist, parents of kids who ride their bikes, someone who would like to cycle more often to travel around Town on roads or along trails but are not comfortable with current conditions, this meeting is your opportunity to have a say on proposed cycling improvements in Halton Hills.

Town Staff and members of the study team will be present at the Public Information Centre to answer your questions and discuss the information presented. **The event will be an "Open House" format so residents may drop-in anytime over the course of the event.**

PUBLIC INFORMATION CENTRE DETAILS

Date: Tuesday, June 29, 2010
Time: Between 6:00 p.m. - 8:30 p.m.
Location: Town of Halton Hills Civic Centre
1 Halton Hills Drive, Georgetown, ON

A digital copy of the draft Halton Hills Cycling Master Plan is available on the Town's website www.haltonhills.ca/cycling for your review. A hard copy of the draft Halton Hills Cycling Master Plan can be viewed at the Town of Halton Hills Civic Centre, Infrastructure Services Counter. All materials on display at the Open House will be posted on the Town's website the day after the Open House. All comments will be reviewed, the draft Cycling Master Plan will be finalized and then submitted to Town Council for their final approval.

If you are not available to join us, you may also forward your questions or comments in writing by the end of June 2010 to the project team members listed below:

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All Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.