



Halton Region  
1151 Bronte Road  
Oakville, ON L6M 3L1

September 11, 2020

Attention: **Mr. Dan Tovey**  
Manager, Policy Planning  
Planning Services

Reference: **Regional Official Plan Review**

Dear Mr. Tovey,

This letter is a submission from the Trafalgar-Chartwell Residents' Association (TCRA). It is in response to the Region's request for public engagement in the current review of the Regional Official Plan (ROP). TCRA represents residents who live west of Chartwell Road and north of Lakeshore Road in Oakville's Ward 3.

TCRA congratulates Halton Region Planning Services for the very high quality of the ROP Review process, and for the discussion papers and other information available during this phase. Very well done!

TCRA endorses five priorities proposed by Oakville's Mayor Burton for policy updates to the ROP:

1. **Parkland, Trails and Green Space.** Policy to require adequate parkland and green space in new subdivisions and settlement areas, taking into account that higher densities need more public space.
2. **Private Growth Node Initiatives.** Policy stating that a private application for development of any new growth node or area (beyond those already in a Municipal Official Plan), of sufficient magnitude as to require significant new public investment or having significant impact on transportation and existing public facilities, will require a Municipal Comprehensive Review.
3. **Incompatible Land Use.** Policy building on Ministry of the Environment Land Use Guidelines (D-Series) to establish strong separation distances between incompatible land uses.
4. **Intensity of Permitted Activity on Employment Land.** Policy which allows some regulation in Zoning By-Laws of the *intensity* of permitted activity on a site so as to reduce the impact of the activity on neighbouring property.
5. **Conversion of Employment Area to Residential Area.** Policy to protect an employment area, following conversion of some of it into residential area, from attempts to limit permitted activity (traffic, noise etc.) on the remaining parts.

In addition to the above, TCRA suggests the points below for your consideration. Please excuse any redundancy between these thoughts and your discussion papers. Your papers are so thorough that there is every chance that we bring to your attention something which you have already covered.

6. **Regional Transportation.** The Golden Horseshoe Growth Plan and the Regional Official Plan depend on getting regional transportation right. We encourage continuing efforts from all concerned to follow through

on Metrolinx's 2041 Regional Transportation Plan for the GTHA. We register concern with the emphasis placed on Bus Rapid Transit, preferring non-road solutions, such as Light Rail.

7. **Disruptive Change.** We are entering a period of extraordinary change. We must expect further global warming and unpredictable and extreme weather; epidemiologists warn of new pandemics; new battery technology is likely to change power distribution completely; autonomous road vehicles are just around the corner; analysts expect urban air taxis to be common by 2040. Our view is that the ROP must address extreme uncertainty very seriously.
8. **Tree Canopy.** Halton's tree canopy sets us apart from neighbouring regions. We value it, and policy (at least in Oakville's Official Plan) is deep. However, we are frustrated by exemptions and lack of enforcement on development sites. Anything which can be included in the Regional Official Plan to address this problem would be most welcome.
9. **Waste Management.** Doubling the population of Halton over the next twenty years will intensify our waste management problem, irrespective of new regulation on packaging from higher levels of government. The ROP should address all matters within the Region's authority to deal with this issue.
10. **Gated Residential Housing Enclaves.** Gated enclaves comprised of single family houses, by virtue of their exclusivity, can compromise the health of communities. The Region should consider policy regulating (or outlawing) such gated housing enclaves.
11. **Harbours.** Harbour areas and public waterfront land are important natural amenities which should be preserved for public enjoyment and protected from development of adjacent high-rise condos buildings. There should be regional policy which enables appropriate local municipal zoning.
12. **Variations, Appeals and Emergency Actions.** Between Queen's Park, LPAT and Committees of Adjustment, Official Plans and Zoning By-Laws nowadays seem to be routinely overridden. Residents are frustrated and discouraged. *We expect official plans and zoning by-laws to be respected.* It is most desirable that there is guidance in the updated ROP to help preserve the overall vision embodied in it and in Municipal Plans.

Yours sincerely,

Carolyn McMinn  
President, Trafalgar-Chartwell Residents' Association

Copy:           Rob Burton      Oakville Mayor  
                  Gary Carr       Halton Region Chair  
                  Curt Benson     Halton Region Planning Services Director

Inquiries:      Contact Doug McKirgan, TCRA Vice-President, [dmckirgan@sympatico.ca](mailto:dmckirgan@sympatico.ca)