



To Whom it may Concern

Thank you for the opportunity to provide comments with respect to Proposed Amendment 1 to the Growth Plan for the Greater Horseshoe, 2017

My family owns lands in the North Aldershot community of the City of Burlington located at 166, 206, 230 Flatt Road. I presently reside and operate my business, Aldershot Landscape Contractors Limited on these lands. Under the current policies of the Region of Halton and City of Burlington Official Plans, these lands are not considered part of an existing settlement area (e.g. Urban Areas, Hamlets). In addition, Regional staff has indicated that further intensification of these lands beyond the 48 units, in accordance with Provincial policies, is not permitted because the North Aldershot lands are not considered part of a settlement area. This is quite the dilemma for my family as it is preventing the relocation of Aldershot Landscaping business in order to pursue a feasible residential redevelopment of our lands coupled with the restoration of the key natural heritage/valley features.

Proposed Amendment 1 is considering modified policies for the expansion of settlement area boundaries to enable local municipalities to "unlock land" in order to expedite residential development outside of a Municipal Comprehensive Review (MCR). It appears that such consideration is for settlement boundary expansions no larger than 40 hectares. We strongly urge the Province to provide additional flexibility to the Region and local authorities to consider expansions greater than 40 hectares in unique circumstances such as where municipal services are presently available and where development is permitted by the current policy framework to proceed on full municipal services. Requiring that such expansions occur through a MCR is cumbersome, costly and contrary to the efforts of the current Provincial leadership to cut red tape and eliminate barriers to facilitate reasonable and appropriate development. Municipalities must be empowered to have the flexibility to make sound planning decisions that reflect common sense without being frustrated by Provincial policies that prevent more local planning solutions.

Thanks you for considering my submission and I look forward to your response.

William DeLuca

A handwritten signature in black ink that reads 'William DeLuca'. The signature is written in a cursive, flowing style.