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REGION OF PEEL

OFFICE OF THE REGIONAL CLERK

From: Michelle [REDACTED]

Sent: June 12, 2021 12:33 PM

To: ZZG-COUNCIL <zzg-council@peelregion.ca>; ZZG-RegionalClerk <zzg-regionalclerk@peelregion.ca>

Subject: Hard Boundaries

Dear Council,

First I want to apologize for sounding like a broken record. However, I, like so many others in this community, will continue repeating our concerns until someone finally listens.

Sprawling subdivisions, which are a developers dream to riches, has been a horrendous failure on the part of town planners for many years. At some point we need to prove that we can be better than the past and we also need to learn from our mistakes, otherwise they simply fester for generations.

You cannot simply keep sprawling to solve population growth. These matters are much more complex and sometimes we have to be realistic and understand that the traditional ways do not work anymore. We cannot simply keep attracting people to create deemed prosperity and pay a tax bill but rather create personal wealth and well-being in a much more cost effective and less populous manner. In doing so, we also reduce the pressure on hospitals, schools, infrastructure, government programs, etc etc.

Sprawl creates nothing but negative repercussions yet it is the easy way out for many municipalities. It is ``that's the way we have always done it" attitude. We need to be better than that! We need to start saying "NO" in a voice so loud that it makes people shudder and realize the old way is no longer going to cut it.

When hard boundaries around urban communities are imposed, it forces everyone to rethink how things are done. When you no longer have the option of land availability, it is amazing what one can create. Transit improvements to reduce road vehicles, shopping proximity, nearby services for the elderly, work and life in the same community, availability of varying homes such as garden suites, basements suites, mid-to high rise and the list is endless. Sadly, it is only with hard boundary rules that people will actually exercise their brain as otherwise planners, developers and government officials just fall into the same old ways. We need to make decisions using the dialogue of no further land availability in order to be creative and future oriented in our thinking. On small scales, there are many regions around the world which are already implementing this mindsight in order to protect their environment.

Climate change, destruction of agricultural land, loss of wildlife habitats and wetlands is something very real that will be a direct cause of a future catastrophe. It may not be our generation, but it will certainly be felt soon and may not be something from which recovery is possible. Hence our leaders need to step beyond the fray and ensure their decisions are for the greater good and not the short term profits of a select few. This includes negating the screaming population demanding free/cheap housing - of course asking the government to pay for everything, meanwhile many of these people have made poor financial choices - new vehicles, going out to eat, new everything, vacations, costs of children, quality employment etc. It is not the taxpayers responsibility to make up for bad choices. If people want a home, they can do it but it takes sacrifices - something many do not seem to want to comprehend.

Making it difficult to enter the housing market may in fact be a good deterrent to explosive population. Albeit this is not a popular opinion, it does in fact solve many things and creates a better balance overall. You cannot keep destroying the natural landscape simply because people demand what they perceive is

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a right to own a home. We all have to be participants and stewards of the grander scale of landscape that encompasses both controlled urban and protected rural. Unfortunately, government planning rarely dwelves into protecting farmland, greenspace, wildlife corridors etc - these tend to be only afterthoughts of urban planning and are fit into the scope only when a crisis occurs. Our planning should encompass these areas as well, yet miserably fails to so on a regular basis.

How many developers and land speculators actually and truthfully take part in ensuring their projects take into account the destruction they cause? The reality is that they bugger off once the sprawling highly profitable single family homes are built and simply move on to the next project.

Peel, along with many other regions has relied on sprawl to pay the tax bill. It is time to stop as that tax bill will never be paid without foresight, ingenuity and better planning that does not take away from farms, wildlife corridors and wetlands etc. Until you fix the mess you already have, you should not have any rights to destroy further land.

Thank you for your consideration to impose hard urban boundaries

Michelle Meandro