

WITNESS STATEMENT OF PAUL J. STAGL, MCIPLAND USE PLANNING

IBI GROUP
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In the matter of the Consolidated Hearing for the environmental assessment of the proposed Halton Region Landfill.

ROLE AND RESPONSIBILITIES

Mr. Stagl is a consulting land use planner and is a Director and Partner in the firm of IBI Group/Beinhaker/Irwin Associates, Architects, Engineers, Planners.

Mr. Stagl's responsibilities as consultant to the Town of Milton in this project included investigations and assessments of land use planning related matters involving the Region of Halton's proposed sanitary landfill site.

All land use planning work undertaken by the firm on this project was done by Mr. Stagl or under his general supervision. The firm began work on this project in July 1986.

The approach to this work has involved, in summary form:

- o Collecting and reviewing background documentation including the Region's background reports, relevant Federal, Provincial, Regional and Municipal policy documents, official plans, by-laws, related staff reports, etc.;
- o The reviewing and assessing of these documents relative to the selection of a preferred landfill site as well as to the applicability of land use planning issues;
- o Monitoring the Region's final reports and recommendations including a review of final documentation, attendance at meetings/presentations, etc.;
- o Evaluating and determining the relevance of various specific issues relative to land use matters;

- o Preparation for the Joint Hearing;
- o Attendance at the Joint Board Hearing to support his conclusions; and
- o Attendance at various meetings, presentations, etc.

APPROACH TO LAND USE PLANNING EVALUATION

Mr. Stagl will outline his approach to reviewing the background documentation and in assessing the applicable land use impacts on the respective sites.

Specifically, Mr. Stagl will review the issue of assessing land use compatibility within the context of the environmental assessment requirements. In this regard Mr. Stagl will be addressing the appropriateness of various physical and policy-related questions on compatibility in particular as the landfill site facility will impact on the surrounding uses and communities.

In assessing the appropriateness of this facility in either location, Mr. Stagl will be addressing his comments based on a review of various policy documents as well as various physical characteristics in the subject areas. Some of these have been summarized in the IBI Report "Land Use Analysis of the Region of Halton's Proposed Landfill on Site D and Site F". This report technical aspects of these various policy and physical land use matters. Mr. Stagl will explain in more detail the relevance of these context issues in determining the most appropriate land use location.

SUMMARY OF FINDINGS

Mr. Stagl will specifically address, among others, the following areas:

- o Approach - providing an overview of the importance of various relevant questions and approaches to assessing land use issues such as this one.
- o Key Questions - which are to be typically assessed will be reviewed. These would include such key questions as the legislative context within which such decisions have to be made (given the relevant Acts - planning, environmental, etc.) as well as planning jurisdictions. Questions related to the timing of relevant decisions throughout the process and the importance of the questions being asked at that time will be reviewed. Similarly, questions related to the definition

of compatibility, the factors of compatibility and the importance of various elements of compatibility will also be assessed.

- o Policy Context - will be overviewed to establish the various questions of jurisdiction and importance.
- o Federal Legislation - will be reviewed in terms of its relevance and importance to this review. These will include addressing Federal policies related to airport land use guidelines.
- o Provincial Policy/Regulations - will be reviewed in terms of identifying the relevance and importance of regulations, guidelines, policies, etc. in evaluating land use impacts for a land use of this nature.
- o Parkway Belt West Plan - will be reviewed, in particular as to its jurisdiction, its policy framework and its applicability.
- o MOE Land Use Guidelines - will be reviewed in terms of making a land use evaluation and in particular their impact on this circumstance.
- o Foodland Guidelines - will be reviewed, in particular relative to their jurisdiction, importance, impact and relevance. In this regard both the existing Foodland Guidelines as well as the proposed policy statement will be reviewed and assessed.
- o Halton Official Plan - the Regional Plan will be reviewed to identify the policy framework relative to the sites and surrounding communities. Key elements of policy and land use structure will also be addressed.
- o Burlington Land Use Policies - the City's official plan and zoning by-law will be reviewed in order to address key elements of land use context, compatibility, growth, etc.
- o Milton Land Use Controls - the Town of Milton's official plan and zoning by-law will be reviewed to specifically address questions of policy context, land use compatibility, community structure, growth, etc.
- o Physical Setting - a review of the physical setting of both sites will be reviewed including existing uses, natural features, views, access, etc.

- o Land Use Impact of Landfill on Site "D" - both short term and long term impact from a physical and policy perspective will be reviewed for Site "D".
- o Land Use Impact of Landfill on Site "F" - both short and long term land use impact will be reviewed for Site "F".
- o Overview Conclusions - will be addressed in terms of the key questions related to the appropriateness and compatibility of a land use facility in the setting of the two subject sites. Mr. Stagl will be concluding that Site "F" is significantly more appropriate and better suited from a land use perspective to support a landfill site facility than is Site "D". This conclusions will be based on the balancing of various policy elements (Federal Airport Land Use Guidelines, Ministry of Environment Land Use Guidelines, Parkway Belt compatibility, agricultural resource protection, etc.) as well as physical elements of impact on the community, noise, visual, displacement, after use, as well as considerations related to the impact on land use policy structure.
- o Technical Considerations - will also be addressed relative to various outstanding referrals which are currently before the panel. Recommendations on the resolution of some of these referral requests will be made.

OVERVIEW SUMMARY

Mr. Stagl will provide an overview summary of the relevant questions and assessments. The key questions of what land use impacts are to be assessed; what importance they have in the process; where they are to be assessed in the process; review of the application of these assessments to the circumstance currently before the panel; and conclusions/recommendations on the appropriateness of this sanitary landfill facility in either location.