



Ken Petersen,
Director, Market Housing Branch
Ministry of Municipal Affairs and Housing
housingsupply@ontario.ca
re: Increasing Housing Supply in Ontario, **ERO #013-4190**

Dear Mr. Petersen

The Langford Conservancy is a registered not-for-profit working to revitalize rural communities and to protect farmland. It is crucial that prime farmland, natural areas and the Greenbelt are protected. Brant County has a thriving agricultural economy, that sprawl would only threaten.

The Langford Conservancy certainly supports the idea that more affordable housing is urgently needed. This should be carefully planned with public consultation and should be kept within the existing settlement boundaries to reduce infrastructure costs and therefore cost to the taxpayers.

In Brant County there are already too many approvals in the pipeline that include single housing units. This resulting sprawl is just continuing the status quo and it's time to rethink how we grow. Here, and across the province, we need to think outside the box and incorporate attractive, compact, mixed use development including social housing that uses existing infrastructure and doesn't expand existing settlement boundaries.

The development in Brant County is already anticipated to increase our population by 57% in the next 7 to 10 years, well beyond what the Growth Plan standards were, and much of that is going to be the same type of sprawl development that is not financially sustainable in the long run.

Too often developers dictate the development process for communities. Instead municipalities should work with the public to plan sustainable development that uses existing infrastructure, and incorporates efficient public transportation, walkable communities, bike paths and protected green spaces. Then, and only then, invite developers to submit plans that fit within the constraints outlined by the municipality and in consultation with the public, ensuring transparency.

Sincerely,

A handwritten signature in black ink that reads "R. Tunstall".

Richard Tunstall

President, Langford Conservancy
info@Lconserv.org

