

AGENDA

SPECIAL COUNCIL MEETING

Monday, September 24, 2018, Call to Order 1:30 p.m. in Council Chambers, 1:35 p.m. for Closed Session, Reconvene into Open Council Meeting at 3:00 p.m.

Halton Hills Town Hall, Council Chambers

1 Halton Hills Drive

WE REQUEST YOUR CO-OPERATION IN MAINTAINING THE FOCUS AT COUNCIL MEETINGS. PLEASE REFRAIN FROM TALKING DURING DELEGATION PRESENTATIONS, AND PLEASE ENSURE THAT ALL PAGERS AND CELLULAR TELEPHONES ARE SWITCHED TO A NON-AUDIBLE FUNCTION

Pages

1. OPENING OF THE COUNCIL MEETING

1:30 p.m. Council Chambers

2. CLOSED SESSION

Motion to move into Closed Session.

a. REPORT NO. PLS-2018-0075

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0075 dated September 17, 2018 regarding litigation or potential litigation, including matters before the administrative tribunals, affecting the local municipality or local board.

**b. CONFIDENTIAL VERBAL UPDATE BY JOHN LINHARDT
COMMISSIONER OF PLANNING AND SUSTAINABILITY**

CONFIDENTIAL VERBAL UPDATE BY JOHN LINHARDT
COMMISSIONER OF PLANNING AND SUSTAINABILITY regarding litigation, potential litigation, including matters before administrative tribunals affecting the local municipality or local board.

c. REPORT NO. RP-2018-0024

RECREATION AND PARKS REPORT NO. RP-2018-0024 dated September 12, 2018 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

d. MEMORANDUM NO. CORPSERV-2018-0003

CORPORATE SERVICES MEMORANDUM NO. CORPSERV-2018-0003 dated September 19, 2018 regarding personal matters about an identifiable individual including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

(To be delivered Under Separate Cover)

3. RECONVENE INTO OPEN SESSION

4. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

5. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL

- | | | |
|----|--|----|
| a. | Council Meeting Minutes dated September 10, 2018 | 5 |
| b. | Public Meeting Minutes dated September 10, 2018. | 26 |
| c. | Confidential Council Minutes dated September 10, 2018. | |

6. COUNCIL DELEGATIONS/PRESENTATIONS

a. Ian G. Droppo, Resident of Halton Hills

Presentation to Council regarding Appeal of Committee of Adjustment Decision regarding 111 Charles Street, Georgetown.

b. Gordon Driedger, Resident of Halton Hills

Presentation to Council regarding Appeal of Committee of Adjustment Decision regarding 111 Charles Street, Georgetown.

c. Mark Taylor, Senior Landscape Architect

Presentation to Council regarding the Gellert Skate Park Update.

(PowerPoint)

d. Damian Szybalski, Manager of Economic Development, Innovation and Culture

Presentation to Council regarding the State of Economy - Economic Development Update.

(PowerPoint)

(Refer to Item No. 7a of this Agenda, Report No. ADMIN-2018-0025)

7. MUNICIPAL OFFICERS REPORTS TO BE CONSIDERED

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| a. | REPORT NO. ADMIN-2018-0025 | 30 |
| | OFFICE OF THE CAO REPORT NO. ADMIN-2018-0025 dated September 12, 2018 regarding State of Economy – Economic Development Update – Q3. | |
| b. | MEMORANDUM NO. CORPSERV-2018-0002 | 57 |
| | CORPORATE SERVICES MEMORANDUM NO. CORPSERV-2018-0002 dated August 28, 2018 regarding Affordable Housing in Halton Hills. | |
| c. | REPORT NO. PLS-2018-0077 | 62 |
| | PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0077 dated September 18, 2018 Recommendation Report for Removal of Holding (H2) Provision for 13066 Dublin Line (Esquesing). | |
| d. | REPORT NO. PLS-2018-0076 | 70 |
| | PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0076 dated September 19, 2018 Recommendation Report for a proposed Temporary Use By-Law Amendment to permit a temporary parking lot at 13584 Steeles Avenue for use by the Toronto Premium Outlet Mall (Halton Hills Premier Gateway Business Park). | |
| e. | REPORT NO. PLS-2018-0074 | 85 |
| | PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0074 dated September 12, 2018 regarding Proposed Interim Control By-law for Cannabis Production Related Uses. | |

8. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

- | | | |
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| a. | Minutes of the Committee of Adjustment Meeting held on August 1, 2018. | 94 |
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9. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE **100**

Resolution to receive the General Information Package dated September 24, 2018.

10. PETITIONS/COMMUNICATIONS/MOTIONS

- | | | |
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| a. | MOTION REGARDING STUDY OF CANNABIS RELATED USES | 111 |
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11. MOTION TO ADOPT CLOSED SESSION ITEMS

12. CONSIDERATION OF BYLAWS

- | | | |
|-----------|--|-----|
| a. | By-Law No. 2018-0061 | 113 |
| | <p>A by-law to Amend Zoning By-law 57-91, as amended by By-law 00-138, for the lands described as Part of Lot 15, Concession 7, Town of Halton Hills, Regional Municipality of Halton 13584 Steeles Avenue.</p> <p>(Refer to Item No. 7d of this Agenda, Report No. PLS-2018-0076)</p> | |
| b. | By-law No. 2018-0062 | 116 |
| | <p>A by-law to impose interim control on the use of land, buildings or structures for Cannabis Production Related Uses within the Agricultural (A) and Protected Countryside (PC, PCNHS2) zones under Zoning By-law 2010-0050, within the Town of Halton Hills.</p> <p>(Refer to Item No. 7e of this agenda, Report No. PLS-2018-0074)</p> | |
| c. | By-law No. 2018-0063 | 118 |
| | <p>A By-law to remove the Holding (H2) Provision from Zoning By-law 2010-0050, as amended, for lands described as PT LT 26, CON 1 ESQ, as in 713656 Except PT 3 & 4 20R9935; PT LT 26, CON 1 ESQ, PART 2, 20R9935, Town of Halton Hills, Regional Municipality of Halton, municipally known as 13066 Dublin Line (Esquesing.)</p> <p>(Refer to Item No. 7c of this Agenda, Report No. PLS-2018-0077)</p> | |
| d. | By-law No. 2018-0064 | 120 |
| | <p>A By-law to adopt the proceedings of the Special Council Meeting held on the 24th day of September 2018 and to authorize its execution.</p> | |

13. ADJOURNMENT



MINUTES

COUNCIL MEETING

Monday September 10, 2018

The Town of Halton Hills Council met this 10th day of September, 2018, in the Council Chambers, 1 Halton Hills Drive Town Hall, commencing at 3:30 p.m., with Mayor R. Bonnette in the Chair and reconvened in Council Chambers at 6:00 p.m. for Open Session.

MEMBERS PRESENT: Mayor R. Bonnette, Councillors C. Somerville, J. Fogal, M. Albano, B. Lewis, T. Brown, M. Johnson, D. Kentner, B. Inglis, A. Lawlor, J. Hurst

STAFF PRESENT: (Open Session) A.B. Marshall, CAO; J. Diamanti, Commissioner of Corporate Services; C. Mills, Commissioner of Transportation and Public Works; J. Linhardt, Commissioner of Planning and Sustainability; W. Harris, Commissioner of Recreation and Parks; H. Olivieri, Chief and Commissioner of Fire Services; M. Leighton, Town Treasurer and Manager of Accounting; S. Jones, Clerk & Director of Legislative Services, G. Cannon, Chief Librarian

STAFF PRESENT (Closed Session) A.B. Marshall, Chief Administrative Officer; J. Diamanti, Commissioner of Corporate Services; W. Harris, Commissioner of Recreation and Parks; C. Mills, Commissioner of Transportation and Public Works; J. Linhardt, Commissioner of Planning and Sustainability; H. Olivieri, Commissioner and Chief of Fire Services; M. Leighton, Manager of Accounting and Town Treasurer; G. Cannon, Chief Librarian; A. Fuller, Manager of Corporate Communications; R. Cockfield, Manager of Strategic Planning and Continuous Improvement; S. Josipovic, Chief Building Official; K. Hamilton, Planner – Policy Development Review; J. Markowiak, Manager of Development Review; S. Burke, Manager of Planning Policy; R. Cockfield, Manager – Strategic Planning; S. Silver, Senior Advisor S. Jones, Clerk and Director of Legislative Services

* Denotes Change From Council Agenda

1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 3:30 p.m. in the Council Chambers.

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

Resolution No. 2018-0129

Moved by: M. Albano
Seconded by: T. Brown

THAT the Council of the Town of Halton Hills meet in closed session in order to address the following matters:

A. REPORT NO. ADMIN-2018-0030

OFFICE OF THE CAO REPORT NO. ADMIN-2018-0030 dated August 3, 2018 regarding personal matters about an identifiable individual, including municipal or local board employees. (HHCEC Board)

B. REPORT NO. ADMIN-2018-0029

OFFICE OF THE CAO REPORT NO. ADMIN-2018-0029 dated August 28, 2018 regarding litigation, potential litigation including matters before administrative tribunals, affecting the municipality or local board. (Property Standards Matter)

C. MEMORANDUM NO. ADMIN-2018-0004

OFFICE OF THE CAO MEMORANDUM NO. ADMIN-218-0004 dated September 5, 2018 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege.

D. VERBAL UPDATE BY A.B. MARSHALL, CAO

VERBAL UPDATE BY A.B. MARSHALL, CAO regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 5:07 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2018-0130

Moved by: T. Brown

Seconded by: M. Johnson

THAT the Council for the Town of Halton Hills reconvene this meeting in open session.

CARRIED

Council reconvened in Open Session at 6:00 p.m.

5. NATIONAL ANTHEM

6. ANNOUNCEMENTS

6.1 Sovereign's Medal for Volunteers - Richard Ruggle

Mayor R. Bonnette presented Richard Ruggle with the Sovereign's Medal for Volunteers for his nearly three decades of volunteering with the Regimental Museum of The Lorne Scots, preserving the history of the regiment and the stories of its soldiers for future generations.

6.2 38th Annual Terry Fox Run

Councillor J. Hurst announced that the Terry Fox Run will take place on Sunday, September 16th in both Georgetown and Acton.

7. EMERGENCY BUSINESS MATTERS

NIL

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

NIL

9. COUNCIL DELEGATIONS/PRESENTATIONS

9.1 Recognition of 5 Halton Hills Firefighters who received the Medal of Merit

Mayor R. Bonnette recognized 5 Halton Hills Firefighters who received the Medal of Merit for their heroic measures in rescuing a child from a house fire.

Chief Olivieri provided background regarding the rescue.

10. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL

Resolution No. 2018-0131

Moved by: C. Somerville

Seconded by: M. Johnson

THAT the following minutes are hereby approved:

10A Council Meeting Minutes dated July 9, 2018.

10B Special Council Meeting Minutes dated July 17, 2018.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2018-0132

Moved by: B. Inglis

Seconded by: D. Kentner

THAT Council do now convene into General Committee.

CARRIED

(Councillor T. Brown assumed the role of Presiding Officer)

11.1 Public Meetings / Hearings

a. 6:30 PM Public Meeting

Proposed Temporary Use Zoning By-law Amendment to permit a temporary parking lot at 13584 Steeles Avenue for use by the Toronto Premium Outlet Mall (Halton Hills Premier Gateway Business Park).

(Refer to Public Meeting Minutes dated September 10, 2018, Report No. PLS-2018-0069)

11.2 Delegations/Presentations regarding items in General Committee

a Samantha Howard, Manager of Recreation Services

S. Howard made a presentation to General Committee regarding the launch of the Town's new recreation management software PerfectMind.

b Karen Bannister, Senior Program Coordinator for Credit Valley Conservation

K. Bannister provided an overview of the SNAP project proposal.

c. Susan Silver, Senior Advisor Strategic Planning and Continuous Improvement

S. Silver presented information on Bill C-25, The Cannabis Act, and informed Council on what the Town of Halton Hills is doing with respect to the legalization of recreational cannabis. She additionally provided information on existing land-use issues related to growth of Cannabis for medical purposes.

11.3 Municipal Officers Reports to be Considered by General Committee

- a. **PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0069** dated August 21, 2018, with respect to a “Public Meeting Report for a proposed Temporary Use Zoning By-law Amendment to permit a temporary parking lot at 13584 Steeles Avenue for use by the Toronto Premium Outlet Mall (Halton Hills Premier Gateway Business Park)”.

Recommendation No. GC-2018-0060

THAT Report No. PLS-2018-0069, dated August 21, 2018, with respect to a “Public Meeting Report for a proposed Temporary Use Zoning By-law Amendment to permit a temporary parking lot at 13584 Steeles Avenue for use by the Toronto Premium Outlet Mall (Halton Hills Premier Gateway Business Park)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

CARRIED

- b. **RECREATION AND PARKS MEMORANDUM NO. RP-2018-0003** dated August 24, 2018 regarding Launch of New Recreation Management Software.

Recommendation No. GC-2018-0061

THAT MEM-RP-2018-0003 dated August 24, 2018 regarding Launch of New Recreation Management Software be received.

CARRIED

- c. **PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0071** dated August 22nd 2018, regarding the Sustainable Neighbourhoods (Retrofit) Action Plan Project Proposal.

Recommendation No. GC-2018-0062

That Report No. PLS-2018-0071, dated August 22nd 2018, regarding the Sustainable Neighbourhoods (Retrofit) Action Plan Project Proposal, be received for information;

AND FURTHER THAT The Credit Valley Conservation Authority's request for funding from the Town to support the Hungry Hollow SNAP Project be referred to Budget Committee for further consideration.

CARRIED

- d. **OFFICE OF THE CAO REPORT NO. ADMIN-2018-0028** dated August 27, 2018 regarding Cannabis Legalization be received for information.

Recommendation No. GC-2018-0063

THAT Report No. ADMIN-2018-0028 dated August 27, 2018 regarding Cannabis Legalization be received for information;

AND FURTHER THAT Council endorse the staff position that until details are known with respect to the opt out provisions, any inquiries or expressions of interest regarding retail storefronts should be rejected.

CARRIED

- e. **PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0068** dated August 30, 2018 regarding Cannabis Cultivation and Processing in Halton Hills.

Recommendation No. GC-2018-0064

THAT REPORT NO. PLS-2018-0068 dated August 30, 2018 regarding cannabis cultivation and processing in Halton Hills, be received;

AND FURTHER THAT staff be directed to proceed with the next steps as set out in this report.

CARRIED

- f. **OFFICE OF THE CAO REPORT NO. ADMIN-2018-0026** dated August 22, 2018, regarding the 2019 Council & Committee Calendar.

Recommendation No. GC-2018-0065

THAT Report No. ADMIN-2018-0026 dated August 22, 2018, regarding the 2019 Council & Committee Calendar, be received;

AND FURTHER THAT Council adopt the calendar of meetings as outlined in the attached document – “2019 Council & Committee Calendar”;

AND FURTHER THAT a copy of the 2019 Town of Halton Hills Council & Committee Calendar be circulated to the Region of Halton, City of Burlington, Town of Milton and the Town of Oakville.

CARRIED

- g. **CORPORATE SERVICES REPORT NO. CORPSERV-2018-0039** dated August 3, 2018 regarding Capital Budget Status as at June 30, 2018.

Recommendation No. GC-2018-0066

THAT Report No. CORPSERV-2018-0039 dated August 3, 2018 regarding Capital Budget Status as at June 30, 2018 be received;
AND FURTHER THAT staff be authorized to transfer the remaining \$12,226 of funds from the Strategic Plan & Performance Management project to the Strategic Plan Update project;

AND FURTHER THAT staff be authorized to transfer \$22,053 from the Tax Rate Stabilization Reserve to the Service Halton Hills project;

AND FURTHER THAT staff be authorized to transfer \$4,403 of unused Capital Replacement Reserve funds from the Council Compensation Survey project to the 2018 Corporate Human Resources Operating Budget;

AND FURTHER THAT staff be authorized to transfer the remaining \$64,896 of funds from the Enterprise Information Management project to the Asset Management Plan project;

AND FURTHER THAT staff be authorized to transfer \$96,420 from the Capital Replacement Reserve to the Churchill Road South Bike Lanes project;

AND FURTHER THAT staff be authorized to transfer \$91,072 from the Capital Replacement Reserve to the Berton & Atwood Bike Lanes project;

AND FURTHER THAT staff be authorized to transfer \$109,980 of Capital Replacement Reserve funds to the 4th Line Culvert & Bridge Lot project;

CARRIED

- h. CORPORATE SERVICES REPORT NO. CORPSERV-2018-0040** dated August 13, 2018 regarding Reserves, Reserve Funds, Deferred Revenue and Trust Funds as at June 30, 2018.

Recommendation No. GC-2018-0067

THAT Report No. CORPSERV-2018-0040 dated August 13, 2018 regarding Reserves, Reserve Funds, Deferred Revenue and Trust Funds as at June 30, 2018 be received.

CARRIED

- i. PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0070** dated August 22, 2018, with respect to a “Recommendation Report for the Removal of the Holding (H) Provision for 14996 (14946) Steeles Avenue (Halton Hills Premier Gateway Business Park)”.

Recommendation No. GC-2018-0068

THAT Report No. PLS-2018-0070, dated August 22, 2018, with respect to a “Recommendation Report for the Removal of the Holding (H) Provision for 14996 (14946) Steeles Avenue (Halton Hills Premier Gateway Business Park)”, be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 00-138, for the lands described as Part Lot 15, Concession 9 New Survey Trafalgar, Town of Halton Hills, Regional Municipality of Halton, municipally known as 14996 (14946) Steeles Avenue (Halton Hills Premier Gateway Business Park), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H) Provision, as generally shown in SCHEDULE 4 of this report.

CARRIED

- j. **PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0072** dated August 28, 2018, with respect to a “Recommendation Report for Removal of the Holding (H1) Provision from 249-251 Guelph Street (Georgetown)”.

Recommendation No. GC-2018-0069

THAT Report No. PLS-2018-0072, dated August 28, 2018, with respect to a “Recommendation Report for Removal of the Holding (H1) Provision from 249-251 Guelph Street (Georgetown)”, be received;

AND FURTHER THAT the request to remove the Holding (H1) Provision from Zoning By-law 2010-0050, as amended, for the lands described as Lots 3 and 4, Plan 1269, Except Parcels J and K, Plan 92, and Parts 1, 2, 3, 4, 5 and 6, Plan 20R-18893, Town of Halton Hills, Regional Municipality of Halton, municipally known as 249-251 Guelph Street (Georgetown), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H1) Provision as generally shown in SCHEDULE 3 of this report.

CARRIED

- k. **PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0073** dated August 28, 2018, regarding the “Conditional water allocation for 249-251 Guelph Street (6 SDE from the Georgetown Non-Residential Pool)”.

Recommendation No. GC-2018-0070

THAT Report No. PLS-2018-0073, dated August 28, 2018, regarding the “Conditional water allocation for 249-251 Guelph Street (6 SDE from the Georgetown Non-Residential Pool)” be received;

AND FURTHER THAT 6 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to 249-251 Guelph Street (Site Plan D11SPA18.004) conditional on the issuance of building permits within 12 months of the date of Council approval of this report, failing which, Council may, at its discretion, withdraw the respective water allocation.

CARRIED

- I. RECREATION AND PARKS REPORT NO. RP-2018-0023** dated August 28, 2018 regarding the FCM's Municipal Asset Management Program – Natural Assets Valuation & Management Strategy.

Recommendation No. GC-2018-0071

That Report No. RP-2018-0023 dated August 28, 2018 regarding the FCM's Municipal Asset Management Program – Natural Assets Valuation & Management Strategy be received;

AND FURTHER THAT a resolution be prepared for Council's consideration which directs staff to apply to the Federation of Canadian Municipalities' Municipal Asset Management Program grant opportunity;

AND FURTHER THAT staff report back to Council with an update on the Natural Assets Valuation & Management Strategy project upon approval of the 2019 Capital Budget by Budget Committee.

CARRIED

- m. TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2018-0028** dated September 4, 2018, regarding the Ministry of the Environment, Conservation and Parks (MECP) Transfer of Review Program Participation.

Recommendation No. GC-2018-0072

THAT Report No. TPW-2018-0028, dated September 4, 2018, regarding the Ministry of the Environment, Conservation and Parks (MECP) Transfer of Review Program Participation, be received;

AND FURTHER THAT Council approves the Town of Halton Hills' participation in the Ministry of Environment, Conservation and Parks Transfer of Review Program;

AND FURTHER THAT Council authorizes staff to enter into an agreement between the with the Ministry of Environment, Conservation and Parks for the purpose of participation in the Transfer of Review Program.

CARRIED

- n. **OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2018-0027** dated August 30, 2018 regarding Update on an Illegal Truck Terminal.

Recommendation No. GC-2018-0073

THAT MEM-ADMIN-2018-0027 dated August 30, 2018 regarding Update on an Illegal Truck Terminal be received.

CARRIED

- o. **PLANNING AND SUSTAINABILITY MEMORANDUM NO. PLS-2018-0012** dated August 27, 2018 regarding Registration of Halton Hills Village Homes Inc. 16 Subdivision - Phase 6; Halton Hills South Property Corporation; Part Lot 11, Concession 10 Esquesing, Plan 20M-1208.

Recommendation No. GC-2018-0074

THAT MEM-PLS-2018-0012 dated August 27, 2018 regarding Registration of Halton Hills Village Homes Inc. 16 Subdivision - Phase 6; Halton Hills South Property Corporation; Part Lot 11, Concession 10 Esquesing, Plan 20M-1208 be received.

CARRIED

- p. **TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2018-0008** dated regarding the current condition and remediation plans for the asphalt on Main Street North in Acton.

Recommendation No. GC-2018-0075

THAT Memorandum No. TPW-2018-0008 dated regarding the current condition and remediation plans for the asphalt on Main Street North in Acton be received for information.

CARRIED

- q. **TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2018-0009** dated regarding the current condition and remediation plans for the asphalt on Young Street in Acton.

Recommendation No. GC-2018-0076

THAT Memorandum No. TPW-2018-0009 dated regarding the current condition and remediation plans for the asphalt on Young Street in Acton be received for information.

CARRIED

11.4 Adjourn back into Council

THAT General Committee do now reconvene into Council.

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2018-0133

Moved by: C. Somerville

Seconded by: J. Fogal

THAT the recommendations regarding the Reports & Memorandums from the Monday, September 10, 2018 General Committee Meeting are hereby adopted:

GC-2018-0059, GC-2018-0060

GC-2018-0061, GC-2018-0061

GC-2018-0062, GC-2018-0063

GC-2018-0064, GC-2018-0065

GC-2018-0066, GC-2018-0067
GC-2018-0068, GC-2018-0069
GC-2018-0070, GC-2018-0071
GC-2018-0072, GC-2018-0073
GC-2018-0074, GC-2018-0075
GC-2018-0076

CARRIED

13. REPORTS OF THE STANDING COMMITTEES (ADOPTION / RECEIPT OF MINUTES & RECOMMENDATIONS)

Resolution No. 2018-0134

Moved by: T. Brown
Seconded by: B. Inglis

THAT the following items are hereby approved:

13A

Report of the Community and Corporate Affairs Committee Meeting held on August 27, 2018.

13B

Report of the Planning, Public Works and Transportation Meeting held on August 28, 2018.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2018-0135

Moved by: A. Lawlor
Seconded by: M. Albano

THAT the following minutes are hereby received for information:

14A Minutes of the Committee of Adjustment Meeting held on June 13, 2018.

14B Minutes of the Site Alteration Committee Meeting held on June 21, 2018.

14C Minutes of the Acton BIA Board Meeting held on June 13, 2018.

14D Minutes of the Committee of Adjustment Meeting held on July 4, 2018.

14E Minutes of the Acton BIA Board Meeting held on July 16, 2018.

14F Minutes of the Site Alteration Committee Meeting held on July 19, 2018.

14G Minutes of the Site Alteration Committee Meeting held on August 16, 2018.

14H Minutes of the Special Heritage Halton Hills Committee Meeting held on August 16, 2018.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

A. Motion to Support Public Rail Safety Week

Resolution No. 2018-0136

Moved by: D. Kentner

Seconded by: C. Somerville

WHEREAS Public Rail Safety Week is to be held across Canada and the United States from September 23 to 29, 2018;

AND WHEREAS it is in the public's interest to raise citizens' awareness on reducing avoidable accidents, injuries and damage caused by collisions at level crossings or incidents involving trains and citizens;

AND WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with rail industry, governments, police services, the media and other agencies and the public to raise rail safety awareness;

AND WHEREAS CN has requested Town of Halton Hills Council to adopt this resolution in support of its ongoing effort to save lives and prevent injuries in communities, including the Town of Halton Hills,

THEREFORE BE IT RESOLVED that Council for the Town of Halton Hills supports national Public – Rail Safety Week, to be held from September 23 to 29, 2018;

AND FURTHER THAT CN be copied on this resolution.

CARRIED

B. Motion to Apply for Grant Opportunity from the Federation of Canadian Municipalities' Municipal Asset Management Program

Resolution No. 2018-0137

Moved by: A. Lawlor

Seconded by: B. Inglis

Be it resolved that the Council for the Town of Halton Hills directs staff to apply for a grant opportunity from the Federation of Canadian Municipalities' Municipal Asset Management Program to initiate the Natural Assets Valuation & Management Strategy project;

AND FURTHER THAT the Town of Halton Hills commits to conducting the following activities in its proposed project submitted to the Federation of Canadian Municipalities' Municipal Asset Management Program to include natural assets as an asset group in its Corporate Asset Management program:

- Complete inventory of all natural assets;
- Conduct valuation of SWM services provided by Natural Assets;
- Map under existing conditions and under climate change conditions;
- Assess asset condition/risk of failure to natural assets service delivery;
- Develop management/restoration scenarios;

AND FURTHER THAT the Town of Halton Hills commits \$120,000 from its existing capital reserve account toward the costs of this initiative, upon approval of the 2019 Capital Budget by Budget Committee.

CARRIED

16. ADVANCE NOTICE OF MOTION

NIL

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2018-0138

Moved by: M. Johnson

Seconded by: J. Hurst

THAT the General Information Package dated September 10, 2018 be received.

CARRIED

18. MOTION TO APPROVE CLOSED SESSION ITEMS

A. REPORT NO. ADMIN-2018-0030

OFFICE OF THE CAO REPORT NO. ADMIN-2018-0030 dated August 3, 2018 regarding personal matters about an identifiable individual, including municipal or local board employees. (HHCEC Board)

Resolution No. 2018-0139

Moved by: M. Albano

Seconded by: D. Kentner

THAT Confidential Report No. ADMIN-2018-0030 dated August 31, 2018 regarding personal matters about an identifiable individual, including municipal or local board employees (HHCEC), be received.

CARRIED

B. REPORT NO. ADMIN-2018-0029

OFFICE OF THE CAO REPORT NO. ADMIN-2018-0029 dated August 28, 2018 regarding litigation, potential litigation including matters before administrative tribunals, affecting the municipality or local board. (Property Standards Matter)

Resolution No. 2018-0140

Moved by: J. Fogal
Seconded by: B. Lewis

THAT Confidential Report No. ADMIN-2018-0029 dated August 28, 2018 regarding litigation, potential litigation including matters before administrative tribunals affecting the municipality or local board (Property Standards Matter), be received;

AND FURTHER THAT Staff carry out Council's direction.

CARRIED

C. MEMORANDUM NO. ADMIN-2018-0004

OFFICE OF THE CAO MEMORANDUM NO. ADMIN-218-0004 dated September 5, 2018 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege.

Resolution No. 2018-0141

Moved by: A. Lawlor
Seconded by: J. Hurst

THAT Confidential Memorandum No. ADMIN-2018-0004 dated September 5, 2018 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board , and advice that is subject to solicitor-client privilege, be received for information.

CARRIED

D. VERBAL UPDATE BY A.B. MARSHALL, CAO

VERBAL UPDATE BY A.B. MARSHALL, CAO regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Resolution No. 2018-0142

Moved by: M. Johnson
Seconded by: A. Lawlor

THAT the Confidential Verbal Update by A.B. Marshall, CAO regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose, be received for information.

CARRIED

19. CONSIDERATION OF BYLAWS

THAT the following Bills are hereby passed by Council;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto:

Resolution No. 2018-0143

Moved by: D. Kentner
Seconded by: J. Fogal

THAT the following Bills are hereby passed by Council;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto:

2018-0052

A By-law to appoint a Fire Chief (Harry Olivieri) for the Corporation of the Town of Halton Hills and to repeal By-law No. 2016-0059.

2018-0053

A by-law to appoint a Municipal Law Enforcement Officer.

2018-0054

A By-law to Designate the Andrew Laidlaw Farmhouse, located at 9111 Third Line, Halton Hills under Part IV of the Ontario Heritage Act.

2018-0055

A by-law to designate the Glen Williams Schoolhouse SS#11, located at 15 Prince Street, Glen Williams under Part IV of the Ontario Heritage Act.

2018-0056

A by-law to authorize the execution of a Heritage Conservation Easement Agreement for the Andrew Laidlaw Farmhouse, located at 9111 Third Line, Halton Hills under Section 37(1) of the Ontario Heritage Act.

2018-0057

A By-law to amend By-law No. 2016-0048 for the appointment of Municipal Law Enforcement Officers for the purpose of enforcing the Town's Parking By-laws. and other By-laws as designated by the Clerk and Director of Legislative Services.

2018-0058

A By-law to remove the Holding (H1) Provision from Zoning By-law 2010-0050, as amended for 249-251 Guelph Street (Georgetown).

2018-0059

A By-law to remove the Holding (H) Provision from Zoning By-law 57-91 as amended by By-law 00-138 for 14996(14946) Steeles Avenue (Esquesing)

2018-0060

A By-law to adopt the proceedings of the Council Meeting held on the 10th day of September, 2018 and to authorize its execution.

CARRIED

20. ADJOURNMENT

Resolution No. 2018-0144

Moved by: J. Fogal

Seconded by: B. Lewis

THAT this Council meeting do now adjourn at 8:46 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



PUBLIC MEETING-2018-0005

A temporary Use Zoning By-law Amendment Application for a temporary parking lot (597 parking spaces) until December 31, 2019 to accommodate the short term increased parking demand for the Toronto Premium Outlet Mall.

Minutes of the Public Meeting held on Monday, September 10, 2018, at 6:30 p.m., in the Council Chambers, Town of Halton Hills Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor T. Brown chaired the meeting.

Councillor T. Brown advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal for a hearing, subject to Tribunal validation of your appeal. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Local Planning Appeal Tribunal. In addition, if a person or public body does not make oral submission at a public meeting, or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of an application;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves an application by SmartCentres for a Temporary Use Zoning By-law Amendment application to permit the use of the property as a temporary parking lot (597 parking spaces) until December 31, 2019, to accommodate the short term increased parking demand for the Toronto Premium Outlet Mall expected to be generated as a result of the mall expansion opening in November 2018.

TOWN'S OPPORTUNITY

The Chair asked the Town's representative, Tony Boutassis, Senior Planner, to come forward to explain the proposal.

T. Boutassis stated that the purpose of the public meeting is to provide a summary of the Temporary Use Zoning By-law Amendment application submitted by SmartCentres for the property at 13584 Steeles Avenue in the Halton Hills Premier Gateway Business Park. A Public Meeting is a requirement for a Zoning By-law Amendment under the Planning Act and this Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter.

The Public Engagement Charter speaks to 3 levels of engagement, which are Inform, Consult and Collaborate. Tonight the Town of Halton Hills is informing you and consulting with you, the public, and providing an opportunity for you to ask questions and share your views on the subject development proposal.

T. Boutassis noted that 13584 Steeles Avenue is located in the Halton Hills Premier Gateway Business Park. It is generally located on the south side of Steeles Avenue; and West of Trafalgar Road. The "L-Shaped" property has an area of approximately 2.5 hectares (6.3 acres) and it has roughly 36.6 metres (120 feet) of frontage along Steeles Avenue and 136 metres (446.2 feet) along Trafalgar Rd.

The lands are currently vacant with a food truck operating on a small portion of the site fronting onto Trafalgar Rd. Fencing, jersey barriers and a stormwater management facility from the previous temporary parking lot also remain on-site.

The subject temporary use Zoning By-law application is seeking permission to use the subject lands as a temporary parking lot. The application was filed by SmartCentres who is an Owner of the Toronto Premium Outlets or TPO and the temporary parking lot is tied to the recent expansion ongoing at TPO.

The subject lands were previously used as a temporary parking lot until the end of 2017 to accommodate additional off-site parking for the Toronto Premium Outlet Mall during the construction of a parking garage (Phase 2A) on the mall site. The parking garage was required to facilitate the future expansion of the mall. The construction of the parking garage was completed in November 2017 and is now in use.

The subject property is designated Gateway Area in the Town of Halton Hills Official Plan. Stand-alone parking lots are not permitted under the Gateway Area designation, however, section G4.1.1 of the Town's Official Plan states that Council may pass by-laws permitting the temporary use of lands, buildings or structures, which may not conform to the Plan.

The property was previously used as a temporary parking lot until December 31, 2017, so a lot of the required infrastructure is already in place. The temporary use won't require any major construction and it won't be difficult to return the site to its original condition. It won't prejudice long term plans for the area and is compatible with adjacent land uses and the neighbourhood; and will not cause traffic hazards or congestion. Any temporary use approved is limited to a period of 3 years, the Temporary Use should only be applied where it is considered inappropriate to permit a use on a permanent basis.

The property is zoned Corridor Gateway (G) under Zoning By-law 00-138, which is the By-law applicable to the Premier Gateway Area. Stand-alone parking lots are not permitted within this zone. The Applicant is seeking a temporary amendment to the by-law to permit the parking lot until December 31, 2019. They are also seeking relief from some site specific provisions including; Landscape Open Space of 10%, 3m planting strips along Trafalgar Rd. and Steeles Ave and parking not being located in any required yard abutting a non-industrial lot.

Through discussions between Town and Agency staff and the Applicant preliminary comments have been provided regarding pedestrian access between the temporary lot and mall site that are to be addressed prior to the Town's final recommendation report.

SmartCentres is proposing to provide a shuttle bus service to transfer mall staff from the temporary parking lot to the mall. Notwithstanding the intended shuttle service, Town staff has noted that many people chose to j-walk across Trafalgar Rd when the previous temporary lot was in operation. This is a problem that is expected to continue with the new iteration of the parking lot and obviously a safety concern.

Staff has required the Applicant to demonstrate how they plan to direct pedestrians to safely cross Trafalgar Rd. This plan should include; a strategy for safe on-site circulation of pedestrians (ex footpaths/sidewalks within the parking lot); appropriate signage to discourage people from crossing Trafalgar Rd. south of the intersection; a physical barrier or fence constructed between the mall and temporary parking lot and suitable parking lot management by SmartCentres employees; and, any functional improvements needed for the signalized intersection to accommodate the flow of a large number of pedestrians without impacting vehicular traffic movement.

Public Notice for this Public Meeting was mailed to properties within 120 m of the subject lands on August 17, 2018. On August 21, 2018 signs were posted on the property regarding the proposal and the public meeting and on August 23, 2018 Public Notice was posted in the Independent & Free Press with a courtesy notice published on September 6, 2018.

To date the Town has not received any comments or inquiries from the public on the proposed temporary parking lot.

With regard to future steps Staff are awaiting comments from the public following the meeting tonight, staff will continue to work with the Applicant to satisfy all identified issues and the Final Report will be delivered to Council on the disposition of this matter.

APPLICANT'S OPPORTUNITY

The Chair called on the applicant to provide further information and details on the proposal.

The applicant had nothing further to add.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons in attendance who have questions, require further clarification or information or wish to present their views on the proposal.

No person came forward to speak on this matter.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

Staff had no further information to provide.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further notification of this proposal, please leave your name and contact information with Mr. Boutassis in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names and contact information will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is September 20, 2018.

The meeting adjourned at 6:42 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK



REPORT

REPORT TO: Mayor Rick Bonnette and Members of Council

REPORT FROM: Damian Szybalski, Manager of Economic Development, Innovation and Culture

DATE: September 12, 2018

REPORT NO.: ADMIN-2018-0025

RE: State of Economy – Economic Development Update – Q3

RECOMMENDATION:

THAT Report No. ADMIN-2018-0025, dated September 12, 2018, regarding the “State of Economy – Economic Development Update – Q3”, be received;

AND FURTHER THAT Council endorse the Town submitting funding application(s) to the provincial Rural Economic Development (RED) program in support of the Town’s economic development and tourism marketing efforts, as well as to the federal government’s Invest Canada-Community Initiatives (ICCI) program in support of the Town’s investment attraction initiatives, as well as to any other external funding sources, as appropriate;

AND FURTHER THAT Town staff be authorized to execute any necessary agreements related to external funding applications, as appropriate.

BACKGROUND:

In March 2018, via report ADMIN-2018-0008, the Community and Corporate Affairs Committee received the second annual “State of Economy” report which highlighted the state of the local economy and key economic development initiatives. Since the March 2018 update, considerable progress has continued to be made towards the economic prosperity of Halton Hills.

The purpose of this State of Economy Update, a third in a series and covering initiatives generally undertaken until the end of the third quarter of 2018 (Q3), is to provide Council with an overview of key initiatives and projects that are contributing to economic growth, local job creation and assessment.

The State of Economy Update complements and leverages synergies between economic development, culture and tourism. The highlighted accomplishments are a reflection of partnerships, collaboration and/or initiatives of various Town departments and numerous external stakeholders/partners.

The State of Economy Update also complements the March 2018 [“State of Culture”](#) report which showcased the Town’s leadership and numerous achievements on that front. Cultural vibrancy is a key component of quality of life and, in turn, economic growth (see Figure 1). For example, in terms of the Public Art Master Plan which Council approved in July, public art can contribute to a healthy, vibrant and connected community and can also build the local economy by attracting a creative workforce and bringing in additional tourism revenue.

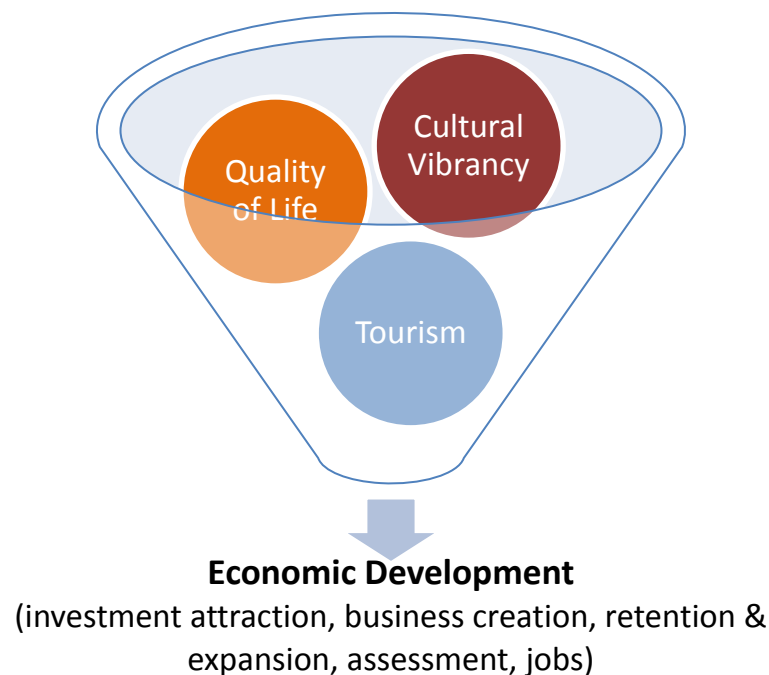


Figure 1: Cultural vibrancy, quality of life and tourism contributing to local economic development

Key topics highlighted in this State of Economy update are:

1. Overview and Market Conditions
2. 2017 Employment Survey
3. Community Improvement Plan (CIP)
4. Industrial and Commercial Investment
5. Investments in Acton
6. Tourism as an Economic Driver
7. Sister-City Partnership

8. Communications

Because of the dynamic nature of the economy and the continuously changing status of individual projects, information contained in this report was current at the time of writing. Any applicable Town approvals and the applicants' response to these may have timeline implications. The content is therefore subject to change.

COMMENTS:

1. Overview and Market Conditions

Despite some continued economic uncertainty, largely caused by the ongoing NAFTA negotiations and the resulting tariffs imposed by the US on Canada and by Canada on the US, the local economy continues to grow.

According to the 2017 Halton Region Employment Survey, the Halton Hills economy expanded between 2016 and 2017, both in terms of the number of businesses and the number of jobs. Demand for employment lands and buildings continues to be robust. As the supply of industrial lands becomes increasingly scarce in neighbouring municipalities, Halton Hills is becoming a prime destination for investment.

Residential data indicates that the housing market continues to strengthen. The magnitude of financial benefits that will accrue to the Town from new residential development (i.e. development charges revenue) will depend on the amount of supply and the timing of new residential construction.

The Town's strategic location in the GTA, close to major markets and transportation networks, a high quality of life and a competitive business environment are major driving factors for attracting investment.

According to Halton Region's *2017 Business Conditions Survey*, quality of life and safety was ranked as the highest (65%) locational advantage for Halton Region. As shown in Figure 2, other considerations such as availability of suitable space, cost of space, availability of land, municipal permit process, land costs, municipal taxes, zoning regulations, transit, labour costs, development costs and construction costs ranked significantly lower.

The Business Conditions Survey, which asked about 500 business owners/executives about the state of their operations, future outlook and comparison of Halton to the GTA, also found that 36% plan to invest in growth, 86% forecasted steady/higher profits and 31% intended to hire additional staff.

A high quality of life, which can encompass a wide range of factors (e.g. housing options and affordability, neighbourhood safety, household income, vibrant arts and culture scene, sense of community, recreation opportunities, etc.) makes it easier for employers to attract employees.

Money Sense's "Canada's Best Places To Live 2018" looked at over 400 communities across Canada to select the best places to live. Based on points assigned to ten categories, the Town of Halton Hills ranked in 10th place, up from 24th in 2017.

2. 2017 Employment Survey

Each year, Halton Region conducts a comprehensive door-to-door Employment Survey of businesses in Halton. The results of the 2017 survey, the eighth such survey, have been released. The survey is conducted between May and September each year. In 2017, about 97% of businesses took part in the survey. Among other things, the survey is used to support employment planning, monitor economic development trends, and support water, wastewater and transportation master plans.

Key survey findings include:

- Halton Region is home to 13,413 active businesses.
- There are 231,576 jobs in the Region.
- Number of jobs grew by 3% between 2016 and 2017.

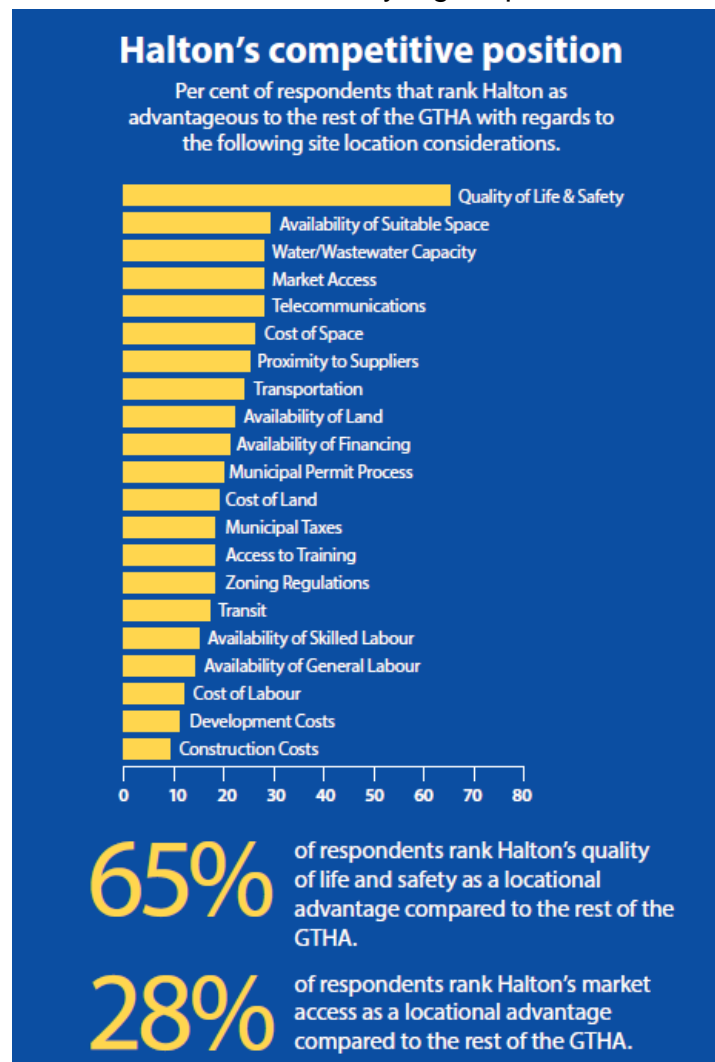


Figure 2: 2017 Halton Region Business Conditions Survey – Halton's Competitive Position

- Number of businesses grew by 126 between 2016 and 2017.
- About 70% of all jobs are full-time.

As summarized in the infographic included as Appendix 1 (Business Community Snapshot), specific to the Town of Halton Hills, key findings for 2017 include:

- **Halton Hills is home to 1452 businesses, up 2.5% (35 businesses) from 2016.**
- **21,175 jobs are located in Halton Hills, up 2.3% (475 jobs) from 2016.**
- **Halton Hills jobs account for about 9% of all Halton employment.**
- **Full-time jobs account for 63% of all jobs in Halton Hills.**
- Halton Hills has the highest share of part-time jobs in Halton. This is largely due to the Town's relatively higher number of population-related jobs.
- Top five sectors by the number of jobs are:
 - Retail trade (4792 jobs)
 - Manufacturing (3914 jobs)
 - Accommodation and Food Services (1591 jobs)
 - Educational services (1539 jobs)
 - Transportation and Warehousing (1119 jobs)
- Population-related jobs numbered 9721. These include jobs in retail, medical offices, hotels, restaurants and other services such as dry cleaners and repair shops.
- Employment land jobs numbered 6859 jobs. These are in manufacturing, construction, transportation and warehousing.
- Knowledge-based and institutional jobs numbered 4883. These jobs include those in finance, law, real estate, government, schools and hospitals.
- About 29% of all businesses in Halton Hills have their head office in Town.
- The majority of Halton Hills businesses are small with 1 to 4 employees (43% of all business), followed by those with 5-10 employees (27% of all business), and 11-99 employees (26% of all businesses). Businesses with 100-499 employees account for only 2% of all Halton Hills businesses. There is only one local business with 500 or more employees.
- From 2016 to 2017, 91.3% of local businesses remained open, while 5.7% closed or relocated.
- Top private employers in Town, based on the number of employees (not including seasonal employment), are:
 - Mold-Masters (manufacturing)
 - CPI (satellite and electronic equipment)
 - BFG Canada (food processing)
 - CIP Group (commercial and residential construction)

- Saputo (food processing)
- Cooper Standard Automotive (transportation equipment manufacturing)
- Warner Enterprises (transportation carriers)
- First Student Canada (school bus transportation)
- AZZ Galvcast (primary metal manufacturing)
- Keller (engineering services)

3. Community Improvement Plan (CIP)



Before



After

Successful multi-unit CIP project at 14 Main Street South, Acton

In 2014, Council approved an annual capital budget of \$75,000 to fund the Community Improvement Plan or “CIP”. The CIP program continues to unlock significant investment. It promotes strategic business investments across the Town by attracting and supplementing private sector investments for façade improvements, industrial landscaping, environmental assessments and other programs.

Uptake of the program has grown significantly between 2014 and 2018. This growth can largely be attributed to the positive visual impact of façade improvements, expanded marketing efforts and expansion of where the program applies. Since 2014, about \$325,000 in loans/grants has been approved, resulting in over \$650,000 in total

investment. In turn, this contributes to higher property values, business retention and attraction, and employment growth.

In 2017, the most successful year to date, approximately \$181,000¹ was awarded to 14 projects resulting in a total community investment of \$397,000.² In Acton, 10 approved CIP projects have either been completed or are in progress. The latter have an estimated total project value of \$280,000 and an anticipated CIP grant pool of about \$137,000. In Georgetown, there are six projects with a value of about \$144,000, representing about \$54,000 in CIP grants anticipated to be issued upon project completion.

In 2018, assuming all projects in progress are completed as proposed, the \$75,000 in annual funding would have been allocated by March. If all additional applications being considered materialize, an additional \$107,000 in CIP funding will be required. The Town's recent agreement with AMO (Main Street Revitalization Initiative) will inject \$84,000 towards CIP implementation.

In addition, through the Town's request for Regional participation in Halton Hills' CIP program, Halton Region has approved a \$50,000 contribution to a specific project in Acton, in principle and subject to certain criteria. A portion of these funds have already been received.



Façade improvement at the North Star Drycleaners, 55 Main Street South, Georgetown

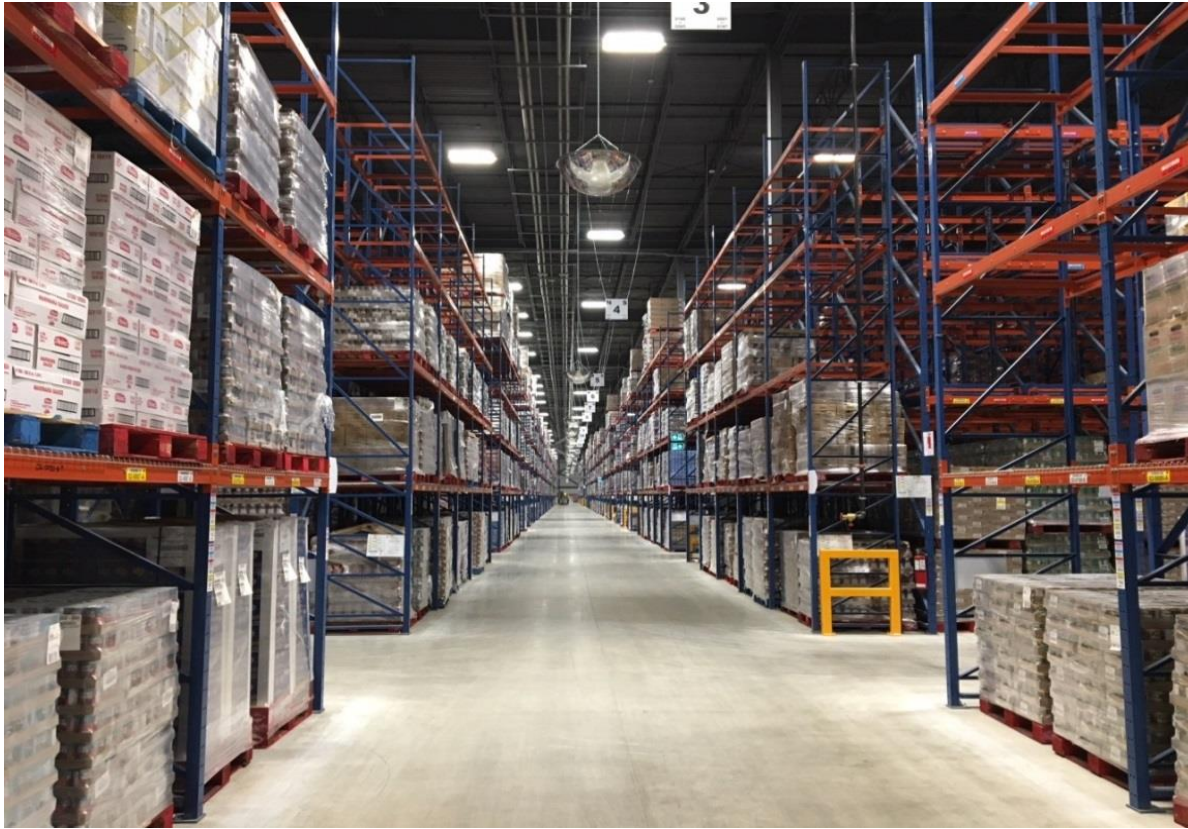
To meet demand and continue to realize significant benefits, as part of the 2019 Budget, Town staff will recommend increasing annual CIP funding from \$75,000 to \$107,500.

¹ The Town was able to exceed the \$75,000 annual funding envelope in 2017 by using prior year's surplus.

² Total of all projects with committed funding, completed and in-progress. In-progress projects' values are estimates only.

4. Industrial and Commercial Investment

(i) Premier Gateway



Inside of the Kraft-Heinz facility in the Premier Gateway, 7951 Fifth Line

Investment in the Premier Gateway continues to be robust. Kraft Heinz, a recent addition to the Premier Gateway, continues to scale-up its operations in the 500,000+ sq.ft. facility. The Halton Hills facility is Kraft Heinz Canada's distribution hub, with thousands of different products delivered to and distributed from this facility to destinations across Canada. Currently, the facility has about 105 jobs. This is expected to increase to over 130 jobs once the 260,000 sq.ft. refrigerator addition to the existing building is completed in 2019. The Kraft Heinz facility in Halton Hills started operations in January 2018.

Strong market demand has also led to the leasing of 57% (324,000 sq.ft.) of the 564,000 sq.ft. at 6 Cleve Court, a Triovest managed building. 6 Cleve Court will be the newest location of a major multi-national logistics company, which will house approximately 7000 sq.ft. of office space and as a result, create 40 new jobs. The new tenant is anticipated to be in operation by October.

The 639,000 sq.ft. Broccolini building at 11400 Steeles Avenue continues to be actively marketed, generating significant interest from potential tenants. Construction has now started on a 325,000 sq.ft. industrial building at the south-east corner of Fifth Line and Steeles Avenue. The recently completed building at 29 Brownridge Road is anticipated to be occupied in the near future. The expansion of the Toronto Premium Outlets (TPO) is nearing completion. The grand opening is scheduled for November 2018.



Inside the 564,000 sq.ft. Triovest building at 6 Cleve Court in the Premier Gateway

The Premier Gateway is also attracting significant investment in lands for future development. This investment appears to be driven by a growing land supply shortage east of Halton Hills, demand for industrial space exceeding supply, and the Town's strategic location – among other factors.

Beyond the above, Town staff continue to work on a number of strategic and potentially significant investment and economic development opportunities within the Premier Gateway.

(i) Georgetown Industrial Investment



Future location of the Freshouse Foods plant at 71 Todd Road, Georgetown

Demand for employment uses in the Georgetown industrial area remains strong with new investment entering the area. One example is the purchase of the building at 71 Todd Road by JBelli Holdings Inc. and its ongoing conversion into a food processing operation. Staff report PLS-2018-0065 (see July 9th Council meeting) contained information regarding this project.

JBelli Holdings plans to move its food processing plant from Bradford to Halton Hills, with an anticipated 2019 opening, pending receipt of required approvals. Operating under the Freshhouse Foods brand, the plant will process and package a variety of roasted meats, ready-to-eat meats and meals under private labels for retail customers such as Costco, Tim Hortons and Loblaws. The company is well-positioned for growth and, with their new location in Town, will be able to take advantage of Halton Hills' strategic location in the GTA and the large customer base that it offers. The move supports the company's plan to meet rapidly growing demand with a projected need for about 130 employees once fully operational. Future growth could mean further expansion, with the potential for more jobs.

Town staff are aware of other potential proposals for business expansions in the Georgetown industrial area. A number of businesses in the area are actively seeking employees and providing local job opportunities.

(ii) Georgetown Commercial Investment

Georgetown has recently experienced several notable commercial investments, including the Goodfellas Wood Oven Pizza at 29 Main Street South in downtown Georgetown, and the Furnace Room Brewery at 1 Elgin Street. Opened in late August, Goodfellas provides a new and unique eating option in downtown Georgetown. The Furnace Room Brewery, the first of its kind in Halton Hills, is anticipated to open in early fall 2018.



Goodfellas Wood Oven Pizza, 29 Main Street South, Georgetown, August 2018



Furnace Room Brewery, 1 Elgin Street, August 2018
Photo Source: Furnace Room Brewery

5. Investments in Acton

(i) Downtown Acton and BIA

The prosperity of downtown Acton continues to be a key economic development priority for the Town. Economic Development staff continue to work closely with the Acton BIA to help implement its Strategic Plan, retain existing businesses and attract new investment.

Downtown Acton has momentum and is experiencing a new injection of investment and a positive business environment. As evidence of this, the number of dormant storefronts that had sat vacant continues to decline. Some of those that previously sat idle are being actively marketed (e.g. 22 Mill Street East). Others, while they may appear to be vacant, are anticipated to be occupied in the near future (e.g. 14 Main Street South – most units now occupied). The Acton BIA is in the process of developing a detailed business inventory as well as an assessment of vacancies. This information will be valuable for continued future efforts of encouraging occupancy of vacant units, as well as business retention.

Following a request from the BIA to the Town's CAO, the Town's Economic Development Officer was appointed by the CAO as the acting BIA manager on an interim, part-time basis. Between May and July 2018, the acting BIA Manager achieved considerable progress, including:

- Maintained “business as usual” operations with regular BIA office hours.
- Organized the BIA's Annual General Meeting (AGM), including the delivery of a keynote economic development presentation and the selection of new Board members.

- Developed and implemented a comprehensive recruitment process for a permanent BIA Manager. The new BIA Manager started in July.
- Provided logistical and administrative support to the BIA Board.
- Planned and/or implemented key events (e.g. Canada Day, Open Streets, etc).
- Provided marketing and communications support, including:
 - New website launch: <https://downtownacton.ca>
 - New Acton BIA logo launch on June 26, 2018



Launch of the new Acton BIA logo in June 2018

- Hired a summer student as part of the Canada Summer Jobs program.
- Reinforced the partnership between the BIA and the Town.

(ii) Business Retention and New Investment

New investment and businesses are moving into downtown Acton as well as the surrounding area, bringing new customers and activity. Examples include:

- Grand opening of the *Ambition Performing Arts Centre* at 14 Main Street South (August 9, 2018)
- Anticipated opening of the *Oh Behave* store at 14 Main Street South.
- Opening of the Acton location of the *Helsons Law*



Grand opening of Ambition Performing Arts Centre in Acton, August 9, 2018

Office – July 2018.

- Anticipated opening of the *Acton Medical Centre & Family Practice* at 21 Main Street North.
- Anticipated opening of *The Purple Potato Café and Vegan Food Services*, adding to the robust mix of eating establishments in downtown Acton.
- Opening of a new watch and clock repair shop (Tic-Toc Watch & Clock Repair) at 2 Main Street South.
- Significant uptake of the CIP program throughout downtown resulting in a noticeable improvement to properties and greater awareness of the CIP program.
- Town staff continue to work with local business owners to assist them in marketing their properties and making them 'market-ready'. For example, reusable imitation storefront vinyl window banners have been designed and, in partnership with the Acton BIA, installed in the windows of the vacant units at 22 Mill Street.



*New Acton Medical Centre & Family Practice,
21 Main St. North*



*Tic-Toc Watch & Clock
Repair, 2 Main Street
South*

In addition to the above, Town staff are aware of further planned/ongoing investments. The applications for 11 3-storey townhouses for 12 Church Street (Zoning By-law Amendment under review) and 16 bungalow townhouses at 284 Queen Street East (Official Plan and Zoning By-law Amendments under review) will expand the customer base for downtown businesses and support their growth.



Before



After

Building at 22 Mill Street before and after the changing of the sign and marketing banners being installed to help promote occupancy of the building.



Helsons Law Office, Acton location opened in July 2018, 35 Mill Street East



The Purple Potato Cafe and Vegan Food Services, August 2018, 37 and 39 Mill Street

Acton is also benefiting from industrial investment. The first tenant is now occupying the first building in the “Halton Hills Industrial Park” being developed by Futura Properties at 340 Main Street North. It is estimated that Phase 1 of this project has resulted in an economic investment of about \$30 million.

The Ontario Building Materials Division of CanWel Building Materials Group Ltd., the first tenant and a publicly listed company on the Toronto Stock Exchange, is in the business of wholesale distribution of building materials and related products. CanWel’s clients include Rona, Lowes, Home Hardware, Home Depot and Castle Building Supplies. In peak season, the Acton location will employ about 100 people, majority on a full-time basis.

Phase 1 of the project has generated significant interest in Phase 2. The developer believes that further investment, opportunity and businesses will be drawn to Acton.

6. Tourism as an Economic Driver



The Highland Games, June 2018

Tourism is a major economic driver. Tourism attracts investment, creates jobs and supports thriving communities. According to the province, tourism generates about 144 million visitors annually in Ontario, generating about \$27 billion in visitor spending. On average, each same-day visitor spends \$82. Within the Regional Tourism Organization (RTO3) of which Halton, Hamilton and Brant are part, about 11 million visitors generate about \$850 million in visitor spending or almost \$57 per person same-day visit. Based on a sample of local events in Halton Hills, thus far, each same-day visitor to Halton Hills spends about \$25.

A key objective of the Town's tourism program is to implement initiatives that will close the gap between the average spending at the local and regional levels, and hence raise the associated economic benefits for Halton Hills.

As summarized in the 'Tourism Snapshot' included as Appendix 2 to this report, since Council's approval of the Town assuming strategic management of the tourism portfolio from the Halton Hills Chamber of Commerce in March 2018, considerable progress has already been made. Thus far, key accomplishments include:

- Hired an "Economic Development and Tourism Coordinator" to develop, coordinate and lead the implementation of the tourism program as well as to assist



Canada Day in The Glen, July 1, 2018



Anne of Green Gables Day, June 16, 2018



Classics Against Cancer, June 17, 2018

with the implementation of key economic development initiatives, including the CIP program.

- Designed and implemented a new Economic Development and Tourism survey to collect valuable local tourism data to establish benchmarks. Thus far:
 - Attended 16 community events to administer the survey and strengthen tourism partnerships.
 - Completed about 780 surveys, representing over 2,400 visitors. Among the wealth of data collected, initial analysis shows that of all the visitors surveyed, about 17% travelled 40km or more to visit Halton Hills. The Province defines a “tourist” as someone who travels more than 40km to attend an event. About 37% of visitors travelled from outside of Halton Hills, but from a distance of less than 40km.
- Distributed over 4,500 pieces of tourism marketing materials. This includes providing Ontario Travel Information Centres with Halton Hills’ tourism material.



Acton Farmers' Market, June 18, 2018



Canada Day in Prospect Park, July 1, 2018



Georgetown Farmers' Market, June 30, 2018

- Completed an initial audit of the content and functionality of the visithaltonhills.ca website. Based on the audit, the website has been updated and refreshed. Although additional work needs to be done, the update has led to significant improvements resulting in a more visually attractive, streamlined, engaging, updated and easier to navigate website.

As shown in Appendix 2, visitor traffic to the website has expanded and continues to grow. Between May and August 2018, visithaltonhills.ca had about 6,500 visits – an increase of about 10% from the same period in 2017.

- Expanded social media promotion for local festivals and events, and associated tourism information. Created a dedicated tourism hashtag: #hhTourism, and thus far published about 240 tourism specific posts.
- Prepared and shared valuable and concise tourism data with event organizers in the form of new “Tourism Snapshot” report. This new deliverable has been very well received and will assist community groups with their future plans by providing data that can be used to set benchmarks, assess event success, support funding requests and guide future event plans.
- Held follow-up meetings with festival and event organizers to determine how the Town can best support their events from a tourism perspective.
- Had discussions with various potential tourism partners (e.g. accommodations, Toronto Premium Outlets, Ontario Baseball Championships, Regional Tourism Organization #3, Tourism Industry Association of Ontario, Halton Region, Halton Small Business Centre, etc) regarding potential cross-promotion and tourism marketing initiatives. Detailed plans for implementation are being developed and implemented.
- In collaboration with Community Development staff, completed ‘Needs Assessments’ of the needs of community groups in order to develop a tailored response to the needs of each group, as appropriate.
- Completed 1-on-1 interviews with members of the Tourism Committee to assess past successes, discuss roles and responsibilities, identify target audiences and tourism stakeholders, explore growth opportunities, and identify workplan priorities for 2018 and 2019.
- Held the first two meetings of the Town’s Tourism Committee to provide a status update and discuss recommended workplan priorities for 2018 and 2019. Information, knowledge and potential partnership opportunities continued to be exchanged to maximize the economic benefits of tourism.

- Prepared a comprehensive Tourism workplan to leverage tourism for economic development and social community benefits and align with Council's Strategic Plan priorities, based on a review of the 2014 Tourism Strategy, feedback from the Tourism Committee and review of best practices. Presented the proposed workplan to the Tourism Committee, CAO and the Senior Management Team. Priority deliverables of the workplan include:
 - Collecting, analyzing and publishing local tourism data
 - Updating the Tourism Committee Terms of Reference
 - Updating the 2014 Tourism Strategy
 - Developing tourism itineraries and packages to rise the economic impact of tourism
 - Establishing tourism kiosk(s)
 - Focusing on close collaboration with key tourism stakeholders, including restaurants, local tourism attractions, event organizers, accommodation providers, Toronto Premium Outlets, BIAs, Chamber, Regional Tourism Organization 3 (RTO3), tour operators, neighbouring Regional Tourism Organizations
 - Updating print and digital communications and marketing materials
 - Developing a 'How to start a Bed and Breakfast Guide' relevant for the local marketplace
 - Implementing a new approach to assisting local event organizers, in partnership with Community Development staff
- In partnership with Corporate Communications, implemented new communication tools, including social media, banners, brochures, e-newsletters, 'Let's Talk Halton Hills' and infographics.
- The Manager of Economic Development, Innovation and Culture is now part of the Board of Directors of the Regional Tourism Organization (RTO3). Funded by the Ministry of Tourism, Culture and Sport, RTO3 is one of 13 organizations across Ontario that provide leadership and coordination to support competitive and sustainable tourism. RTO3 covers the area of Halton, Hamilton and Brant.

As per the recommendation of this report, Town staff plans to apply for funding from the Rural Economic Development (RED) program for initiatives that will maximize tourism's economic development benefits. Any potential funding that may be received by the Town from the RED program would leverage and connect with the "Economic Development and Tourism Strategy Update" project that is planned to be recommended for Council approval as part of the 2019 Capital budget.

A recent tourism opportunity being considered by Town staff relates to the Halton Region Cycling Tourism Strategy. Endorsed by Regional Council in July 2018, this Strategy is intended to leverage existing cycling opportunities to support and grow cycling tourism. Town staff will look for opportunities to leverage the Strategy for cycling, tourism and economic development opportunities.

Currently, Town staff are collaborating with local and regional tourism, economic development and industry partners, including RTO3 and Halton Region, to promote the area, including Halton Hills, as a tourism destination during the upcoming Tissot World Track Cycling World Cup. This high profile cycling event will be taking place this October in Milton at the Mattamy National Cycling Centre (velodrome). According to the event website, the World Cup is the "...highest international level of track cycling competition and is a critical component of the qualification process for the Olympic Games...".

Tourism staff is also participating on Credit Valley Conservation's 'Arts, Culture and Tourism' committee that is contributing to the development of a continuous trail from Orangeville to Lake Ontario. Development of the trail will be an opportunity to engage local businesses and organizations to maximize the economic benefits of tourism.

7. Sister-City Partnership

Halton Hills' sister-city partnership with Wenjiang (China) is part of the Town's comprehensive economic development strategy. Expanding the number of local businesses engaged in exports is key to the Town's long-term economic prosperity given Canada's relatively small domestic market. As Ontario's second largest trading partner, China offers an opportunity to diversify the economy.

Building on the resounding success of the "Wenjiang Festival" held in October 2017 in Halton Hills, and to continue to implement the Council-approved sister-city Action Plan, plans are now underway to co-host a high-profile week-long "Halton Hills Festival". Confirmed for April 22-26, 2019, the "Halton



Successful "Doing Business with China" forum attended by about 120 participants, including Halton Hills businesses

Hills Festival” will be held in Wenjiang, China.

The Festival will showcase Halton Hills’ history, arts and culture. Importantly, the Halton Hills Festival will be a mechanism to:

- Continue to build on past successes in implementing the Council-approved sister-city Action Plan, including past mutual delegations, business agreement signed between SouthWestern Energy and Sichuan Taiyi company of Wenjiang (e.g. solar-powered LED lights installation at the Town Hall parking lot), agreement signed between the Wenjiang and Halton Hills Chambers, the sister-school agreement signed between Ethel Gardiner School and Wenjiang’s Guanghua elementary school, and the partnership developing between Acton High School and a high school in Wenjiang;
- Promote Halton Hills as an attractive destination for investment, economic development and tourism;
- Leverage culture as a catalyst for economic development;
- Facilitate cultural and tourism exchanges, and expanding community partnerships and professional knowledge exchanges;
- Deliver tangible cultural, tourism and economic development benefits for the residents, businesses and organizations of Halton Hills; and
- Showcase Halton Hills to the residents of Wenjiang and raise awareness of the sister-city partnership.

Planning for the Halton Hills Festival is being undertaken by a team of Town staff, led by the CAO. At present, a preliminary Festival schedule is being developed for discussion and confirmation with Wenjiang. Communication about the Festival will include posting information on the Town’s sister-city webpage (haltonhills.ca/sistercity), as well as at investhaltonhills.com.

To assist in implementing the sister-city partnership, the Town has renewed its cooperation agreement and partnership with China Eastern Airlines. China Eastern is one of China’s three main airlines and is among the world’s top five airlines in terms of passenger volume. The Town has a great opportunity to leverage China Eastern Airlines as its ‘partner airline’.



Meeting between the Town and management of China Eastern Airlines

To continue to leverage the Town's sister-city partnership, attract investment, increase exports and diversify the local economy, Town staff intends to submit a funding application to the federal government's Invest Canada-Community Initiatives (ICCI) program. Any potential funding that may be received by the Town from the ICCI program would leverage and connect with the already-approved Foreign Direct Investment (FDI) Strategy.

8. Communications

Ongoing communication between the Town, potential investors, existing business, key community stakeholders and the real estate industry is important to maximizing economic development opportunities.

In February 2018, the Economic Development Office launched a new, modern and stand-alone website – investhaltonhills.com. The goal of the new website has been to support business retention and expansion, attract new investment – including foreign direct investment (FDI), and foster entrepreneurship and business creation. The website has been tailored and content developed for a business audience.

The website contains information that appeals to a wide range of users. Whether it is an entrepreneur looking to start a new business, an existing business planning an expansion or seeking funding from the Town's Community Improvement Plan, or a

potential overseas investor, the website is of value to all stages and sizes of business investment.

For this first base year (2018), staff are collecting analytics data to monitor website traffic, and set benchmarks and targets.

Earlier in September, Town staff hosted the first 'Real Estate and Investment Roundtable' with key real estate industry representatives actively working on projects in Halton Hills and/or who are very familiar with the local market, industry conditions and growth opportunities.

RELATIONSHIP TO STRATEGIC PLAN:

Economic development is one of Council's strategic priorities and underpins the economic prosperity of Halton Hills. It also makes it possible for the Town to deliver services in an effective, efficient and economical manner.

FINANCIAL IMPACT:

Although there is no direct financial impact associated with this report, the economic benefits that have and continue to accrue for the Town as a result of the initiatives highlighted in this report are substantial.

Per the recommendation of this report, Town staff plans to submit an application to the provincial Rural Economic Development (RED) program in support of the Town's economic development and tourism marketing efforts, as well as to the federal government's Invest Canada-Community Initiatives (ICCI) program in support of the Town's investment attraction initiatives, as well as any other external funding sources, as appropriate.

CONSULTATION:

Attracting investment, and retaining and growing local businesses requires a cross-disciplinary effort and collaboration. Economic Development staff work closely with Town departments and external stakeholders to ensure the economic prosperity of Halton Hills. This State of Economy Update highlights some of the successful outcomes of these efforts.

PUBLIC ENGAGEMENT:

The public will be informed of the contents of this report through a variety of means, including social media, media releases, and a variety of printed material.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation. This report supports the Economic Prosperity, Cultural Vibrancy, Social Wellbeing and Environmental Health pillars of Sustainability, and in summary the alignment of this report with the Community Sustainability Strategy is Excellent.

COMMUNICATIONS:

Contents of this report will be summarized and showcased widely via various communication channels, as appropriate, including the Town's website, social media, media releases, e-newsletters, sector profiles, brochures, infographics, banners, and in-person meetings and events.

In addition, communication specifically related to the upcoming Halton Hills Festival in Wenjiang (China) will start to be posted shortly on the Town's sister-city webpage (haltonhills.ca/sistercity) and at investhaltonhills.com.

CONCLUSION:

Halton Hills' economy is strong. It is anticipated to continue to strengthen with continued investment in the Premier Gateway, and the Acton and Georgetown industrial areas. Partnerships with the BIAs, Chamber and the business community will continue to bring economic activity into the traditional main street commercial areas and throughout Halton Hills.

In partnership and collaboration with Town departments and external stakeholders, Economic Development staff will continue to focus on initiatives aimed at achieving long-term and sustained economic prosperity for Halton Hills. This is being accomplished by delivering a fulsome workplan that is focused on business retention and expansion, unlocking strategic development opportunities, raising the Town's competitiveness in the global marketplace, implementing the CIP program, leveraging strategic tourism and cultural opportunities, and collaborating with the business community.

While there is some economic uncertainty and challenges that require continued attention, new investment and associated employment continue to flow into Halton Hills. With its prime location in the GTA, high quality of life and continued market demand for industrial development, among other factors, Halton Hills is well positioned to take advantage of future economic development opportunities.

Reviewed and Approved by,

A handwritten signature in black ink, reading "Brent Marshall". The signature is written in a cursive, flowing style with a large initial 'B' and 'M'.

Brent Marshall, CAO

Appendix 1

Business Community Snapshot (based on the 2017 Halton Region Employment Survey)



Business Community Snapshot

Halton Hills 2017

Each year, Halton Region conducts a comprehensive door-to-door Employment Survey of businesses in Halton. The results of the 2017 survey, the eighth such survey, were recently released and presented at Regional Council. The survey is completed between May and September each year. In 2017, about 97% of businesses took part in the survey. Among other things, the survey is used to support employment planning; monitor economic development trends; and support water, wastewater and transportation master plans.

Business Growth¹



OVER
1450
BUSINESSES

35 businesses or 2.5% increase from 2016.

Head Offices in Halton Hills



29%

Businesses have their Head Office in Town.

Business Retention

91.3%

Local businesses remained open

5.7%

Closed or Relocated



Employment²

21,175

Total Jobs in Halton Hills

2.3% increase since 2016.

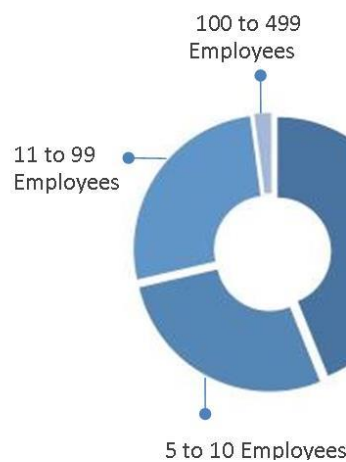
9% of jobs in Halton Region located in Halton Hills.

Proportion of Jobs



63% Full-time Jobs
30% Part-time Jobs

Size of Businesses



Fact #1

43% of businesses in Halton Hills are small with 1 to 4 employees.³

→ Similarly, 54.1% of firms in Canada are "micro" and 97.9% are small

1 to 4 Employees

Fact #2

Halton Hills has one local business with 500 or more employees.⁵

Top Sectors by Employment

- Retail Trade
- Manufacturing
- Accommodation and Food Services
- Educational Services
- Transportation and Warehousing

Top Private Employers

- Mold Masters—Manufacturing
- CPI—Manufacturing Distribution
- BFG Canada—Food Processing
- C.I.P. Group—Commercial and Residential Construction
- Saputo—Food Processing

¹ 2017 Halton Region Employment Data, July 30, 2018. Raw data: Halton Region, Oakville.

² 2017 Halton Region Employment Data.

³ Small Business Trends in 'Very Small Business' Statistics - June 2016 - 5388 Research and Statistics - Corporate to the Canada, November 17, 2016. Accessed August 18, 2018. <http://www.agc.ca/ich/5388.stm>

⁴ 2017 Halton Region Employment Data, July 30, 2018. Raw data: Halton Region, Oakville.

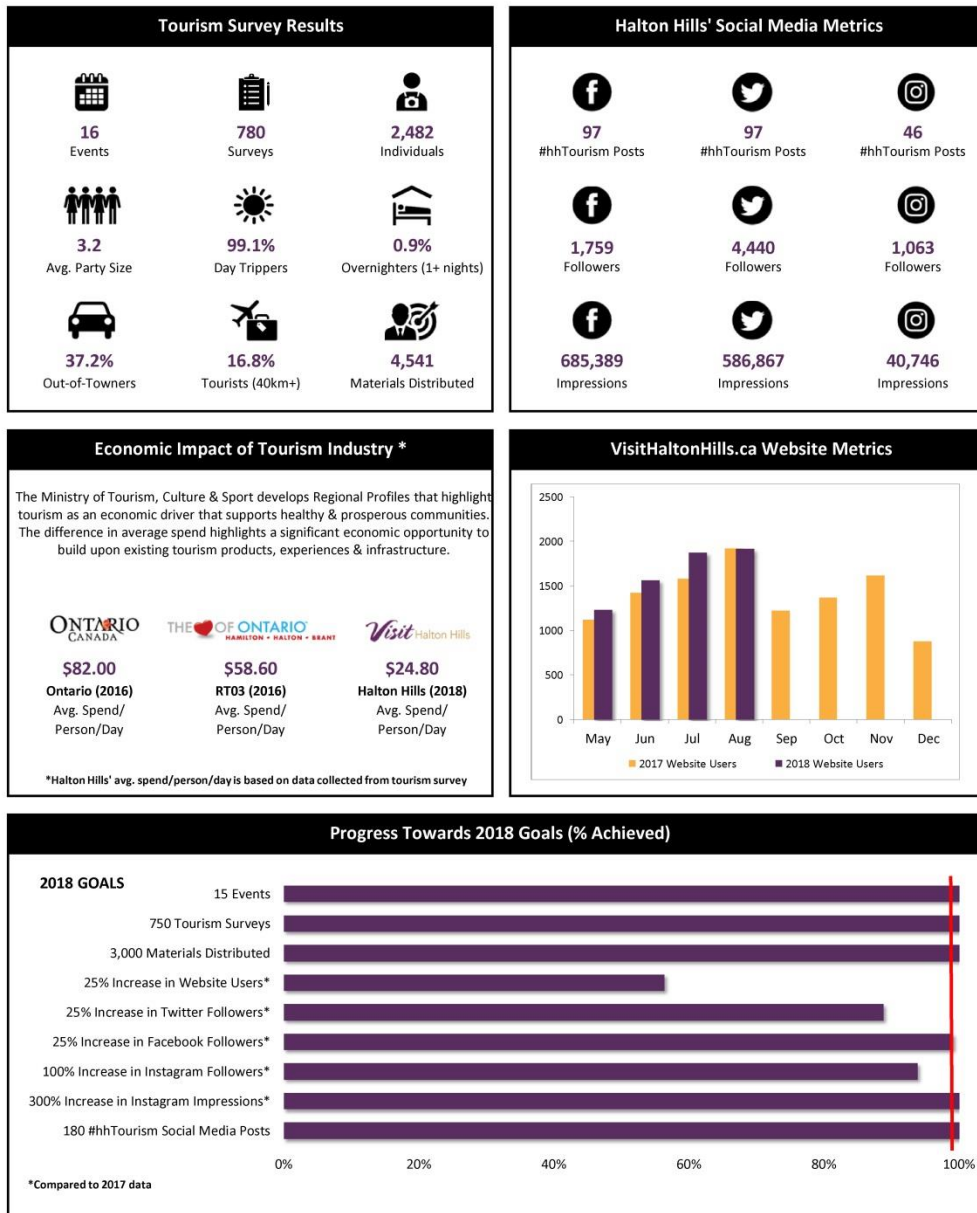
⁵ 2017 Halton Region Employment Data.

Appendix 2 - Tourism Snapshot Report (Year-to-date)



2018 Tourism Report (YTD)

This dashboard provides a quick summary of all 2018 Tourism metrics achieved to date.





MEMORANDUM

TO: Mayor Bonnette and Members of Council

FROM: Moya Leighton, Town Treasurer & Manager of Accounting
John Linhardt, Commissioner of Planning & Sustainability

DATE: September 7, 2018

MEMORANDUM NO.: MEM-CORPSERV-2018-0002

RE: Affordable Housing in Halton Hills

PURPOSE OF THE MEMORANDUM:

The purpose of this memorandum is to respond to Council on a question raised during the August 28, 2018 Planning, Public Works and Transportation Committee meeting regarding the Town's position on encouraging development of affordable housing through the use of tax incentives. This memo provides information on the Town's taxation policies, development charges and other financial incentives, in addition to land use policies intended to influence the affordability of housing.

BACKGROUND:

Provincial policy stipulates that municipalities must establish and implement minimum targets for the provision of housing which is affordable to low and moderate income households. The Regional Official Plan and the Halton Hills Official Plan define affordable housing as follows:

'Housing with a market price (for purchase) or rent that is affordable to households of low and moderate income, spending no more than 30 per cent of their gross household income on housing, without government assistance.'

The Regional Official Plan has a 30 per cent affordability target for new housing units in Halton. The plan also stipulates that at least 50 per cent of new housing units should be in the form of townhouses or multi-unit buildings as such units are typically more affordable than single detached dwellings.

Household income thresholds for affordable housing and the supply and demand for affordable housing are generated annually through analysis conducted in Halton's Housing Model. For 2017, the average affordable household income (2.8 people) in Halton Region and the corresponding housing cost thresholds are:

Affordable (non-assisted)	All households (average 2.8 people)
Income threshold	\$103,700
Maximum purchase price	\$362,950
Maximum monthly ownership cost	\$2,592
Maximum monthly rent	\$1,932

It should be noted that these cost and income thresholds may be influenced by the pace of growth or the health of the economy. Historically, resale prices of homes have outpaced household income increases over time. As a consequence, units that are captured as affordable today (i.e.: at or below the 2017 maximum purchase price of \$362,950) may be resold beyond the affordable threshold in later years as these purchases take place in the open market. Halton Region and the local municipalities do not have the ability to influence market resale prices.

Assisted housing is housing that is affordable for low and moderate income households (household income between \$50,900 and \$103,700) for rent or purchase where part of the housing cost is subsidized through a government program. It has not been covered in the scope of this memorandum.

COMMENTS:

Land Use Policies to Influence Affordability

As noted above, there are planning policies in place to encourage the provision of affordable housing and medium and higher density housing. The Town surpassed the Regional medium/higher density targets in 2017 with 63 per cent of new completions consisting of either townhouses or apartment units. The sale price of these units however, did not meet the affordable threshold as established by the Region.

In order to address the affordable supply-demand shortfall in the housing continuum, the Town has undertaken a number of steps:

- An intensification study which focuses on medium and high density units will be completed in 2019.
- The recent RFP for the potential sale of municipal surplus lands adjacent to the Town Hall specifically referenced the delivery of affordable housing, a key component for which points would be awarded.
- The Vision Georgetown Secondary Plan makes specific reference to affordable housing, with the expectation that 30 per cent of new units will be affordable.

Other planning policies that are potentially available to municipalities to increase the supply of affordable housing include height and density bonusing under Section 37 of the Planning Act and the use of Community Improvement Plans.

Financial Policies to Influence Affordability

- Development Charges - Current Rates

The Town's 2017 DC by-law has differing rates for development charges, depending on the type of structure. Single and semi-detached residential dwelling units carry a higher cost per unit of \$15,961.63. Development charges for apartment units start at \$5,825.14 and multiple dwelling units, which also include town houses, start at \$9,357.00. To summarize, the Town portion of the 2017 Development Charges indexed to the April 1, 2018 rates are as follows:

	\$	% diff from single & semi class
Single & Semi-detached dwelling	15,961.63	
Multiple dwellings, 3 or more bedrooms	12,888.85	(19.3%)
Multiples dwellings, less than 3 bedrooms	9,357.00	(41.4%)
Apartments, 2 or more bedrooms	7,798.01	(51.1%)
Apartments, less than 2 bedrooms	5,825.14	(63.5%)
Special Care/Special Needs/Accessory Units	4,585.56	(71.3%)

Development charges currently paid for apartments and other multiple dwelling structures such as townhouses run between 19.3% and 63.5% less than development charges for single and semi-detached dwellings.

- Discounting of Development Charges

The Town currently does not provide discounts on development charges to encourage the construction of affordable housing. If discounts were to be offered, they would have to be done outside of the current DC by-law. The amount of the discount would have to be borne by the tax payer to replenish the shortfall in Development Charge reserves. Following this option would require the development of clear criteria for eligibility to avoid any potential 'bonusing' as per the *Municipal Act*.

- Development Charges Rebate Program

At the Special Council Meeting on February 7, 2018 Council approved staff's recommendation to submit an expression of interest to the Province's Development Charges Rebate Program. The intent of the program was to allocate funding to

municipalities to provide development charge rebates to incent the creation of eligible purpose-built rental housing. This expression of interest was a joint submission for all four of the Halton Area local municipalities, filed by the Region of Halton. We were recently informed that the Halton application was unsuccessful. The Province provided funds to 13 out of a total of 84 municipalities who were invited to submit an expression of interest.

- Development Charge Exemptions

There are provisions in the 2017 Development Charges Background Study for statutory and non-statutory exemptions however these do not currently extend to exemptions for incentivizing affordable housing. Any new development charge exemptions need to be clearly defined and factored into the Development Charges Background Study.

- Deferring Collection of Development Charges

Development charges are usually payable upon issuance of the building permit for each type of unit. However, the *Development Charges Act 1997* does allow for late payment agreements to be established. Recent examples of late payment agreements include the Bennett Health Care (Phase 1) and the St. Andrews Seniors developments.

- Waiving of Planning Fees

The Town has a provision in its user fees by-law that requires the Commissioner of Planning and Sustainability to reduce by 50 per cent the planning fees for non-profit special needs housing. Council waived planning fees for both the Bennett Health Care (Phase 1) and St. Andrews Seniors.

- Assistance with Cash Flow

Large construction projects require site plan securities whereby developers need to provide letters of credit in favour of the Town to ensure certain conditions have been met. These agreements usually involve the developer placing cash with a financial institution at the start of a project effectively tying up these funds until all conditions have been met. For the St. Andrews Seniors project, the Town reduced the site plan security amount.

- Flexibility re: Parkland Cash-In-Lieu/Conveyance of Land By-Law

The Town's by-law for cash-in-lieu of parkland has a provision to allow developers to exchange other suitable land as a credit against the parkland dedication fee. In the case of the Bennett Health Care (Phase 1), the Town accepted environmental lands with an equal value to the parkland fee as fulfillment of their obligation.

- Property Taxes

The Region sets the tax policy for each of the local municipalities. In 2017, the Province as part of its strategy to promote the development and maintenance of an adequate supply of affordable housing legislated new multi-residential structures to have a tax rate limited to 1.0 to 1.1 times the residential rate (RT). The Region set the rate at a ratio of 1.0 times the residential rate for the Town whilst all existing multi-residential properties (MT) have a tax ratio of 2.0 times the residential rate.

CONCLUSION:

Land use policies, development charges, taxation policies and other financial incentives are some of the tools available to the Town to encourage the development of affordable housing. This memorandum outlines how legislation and other levels of government influence these policies and explores the implications and options of each incentive. Should Council wish to develop a policy on affordable housing for Halton Hills this can be explored as part of the strategic planning process in early 2019 and the appropriate direction given to staff.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jane Diamanti".

Jane Diamanti, Commissioner of Corporate Services

A handwritten signature in black ink, appearing to read "Brent Marshall".

Brent Marshall, CAO



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Keith Hamilton, Planner – Policy/Development Review

DATE: September 18, 2018

REPORT NO.: PLS-2018-0077

RE: Recommendation Report for Removal of Holding (H2) Provision for 13066 Dublin Line (Esquesing)

RECOMMENDATION:

THAT Report No. PLS-2018-0077, dated September 18, 2018, with respect to “Recommendation Report for Removal of Holding (H2) Provision for 13066 Dublin Line (Esquesing)”, be received;

AND FURTHER THAT the request to remove the Holding (H2) Provision from Zoning By-law 2010-0050, as amended, for the lands described as PT LT 26, CON 1 ESQ, AS IN 713656 EXCEPT PT 3 & 4 20R9935; PT LT 26, CON 1 ESQ, PART 2, 20R9935, Town of Halton Hills, Regional Municipality of Halton, municipally known as 13066 Dublin Line (Esquesing), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H2) Provision as generally shown in SCHEDULE 3 of this report.

BACKGROUND:

In July 2018 the Owner of 13066 Dublin Line filed a Minor Variance application to increase the allowable floor area for an accessory building from 80.0 m² (861 sq.ft) to 110.0 m² (1,184 sq.ft.); and to increase the maximum height for an accessory building from 5.0 m (16.4 ft.) to 6.7m (22.0 ft.); see **SCHEDULE 1 – LOCATION MAP** and **SCHEDULE 2 – MINOR VARIANCE PROPOSAL**. The application was approved by the Committee of Adjustment on August 1, 2018, with no appeals being received in the subsequent 20 day appeal period.

In addition to a Minor Variance to permit the floor area and height of the proposed accessory building, a Development Permit from the Grand River Conservation Authority was required. The GRCA issued the permit on June 20, 2017.

As per Zoning By-law 2010-0050 the property is zoned Protected Countryside Natural Heritage System One (PC-NHS1) and is subject to a Holding (H2) provision. As

outlined in Table 14.1 of the Town's Zoning By-law, the H2 Provision applies to the "construction of accessory buildings, if any part of the accessory building is located more than 20 metres from the main building on the lot", and may be lifted once the applicable policies in Section E2.5.3.3 of the Town's Official Plan have been met. The location of the approved accessory building falls within 20 metres of the existing dwelling on the lot. As such, the Holding (H2) Provision must be lifted before construction of the accessory building can commence.

The Owner is seeking to construct the approved accessory building this fall. Therefore, the Owner has requested that the Town commence the process to remove the Holding (H2) Provision.

COMMENTS:

The Holding (H2) Provision may be lifted once the applicable policies in Section E2.5.3.3 of the Town's Official Plan have been met.

Section E.2.5.3.3 pertains to the protection of Key Natural Heritage Features. Section d) specifically requires the submission of an Environmental Impact Study (EIS) for any new development within 120 metres of a Key Natural Heritage Feature. The approved accessory building is considered to be development and lies within 120 metres of a Key Natural Heritage Feature (a swamp wetland).

However, through consultation with the Town's Building Department and the Region of Halton, staff has determined that an EIS is not required for the approved accessory building given that:

- the accessory building would be built on an existing concrete slab, meaning disturbance to the earth would be minimal;
- the proposed location of the accessory building would be outside the Key Feature and wetland areas existing on the property; and
- the Grand River Conservation Authority (GRCA) has already issued a Development Permit for the accessory building confirming that they do not anticipate the structure to have any impact on the wetland areas on-site.

Based on the above, Town staff is satisfied that the policies of Section E.2.5.3.3 have been met and is recommending that Council lift the Holding (H2) Provision from the portion of the lands occupied by the accessory building.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H2) Provision is consistent with the Town's strategy to protect the Natural Heritage System.

FINANCIAL IMPACT:

The removal of the Holding (H2) Provision is an administrative matter and has no financial impact.

CONSULTATION:

Planning staff has consulted with the appropriate Town departments and the Region of Halton in preparation of this report.

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of this Holding (H2) Provision.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendations outlined in this report are not applicable to the Strategy's implementation.

COMMUNICATIONS:

Notice of the Town's intention to pass the Holding Removal By-law was completed in accordance with the requirements of the Planning Act.

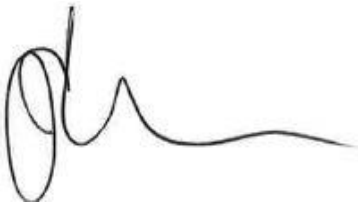
CONCLUSION:

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H2) Provision from the portion of the subject lands to be occupied by the proposed accessory building by enacting the attached By-law, as generally shown in **SCHEDULE 3 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

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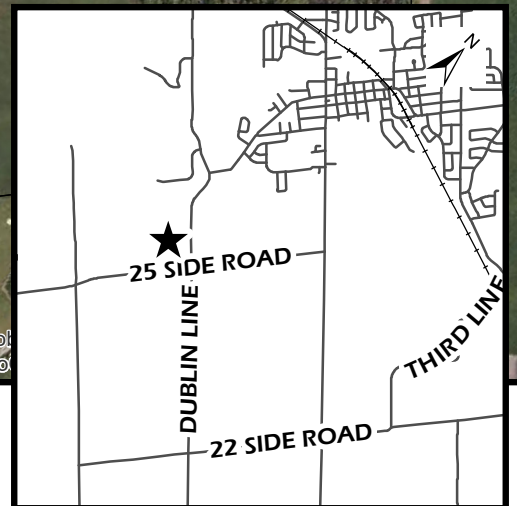
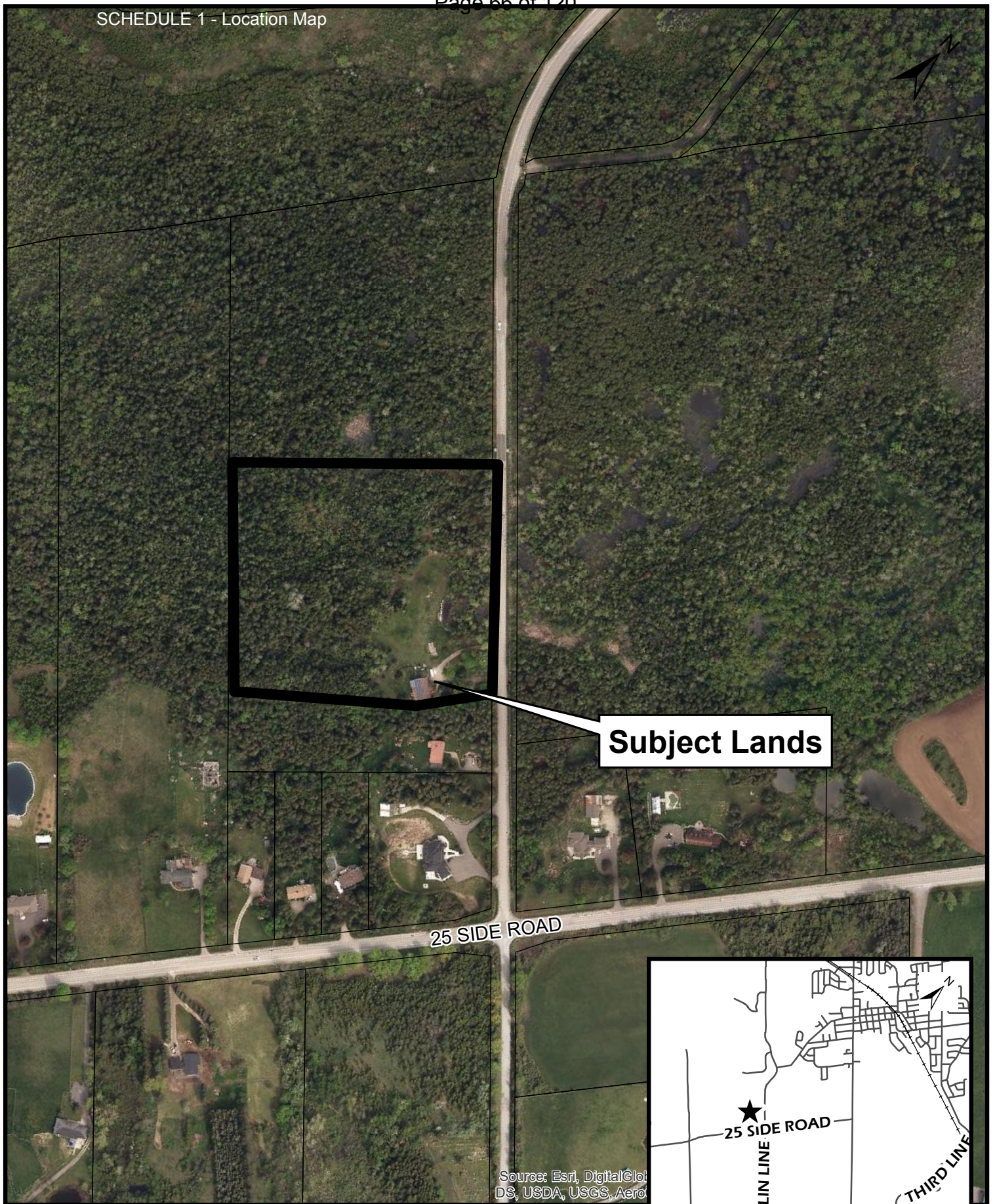
Jeff Markowiak, Manager of Development Review

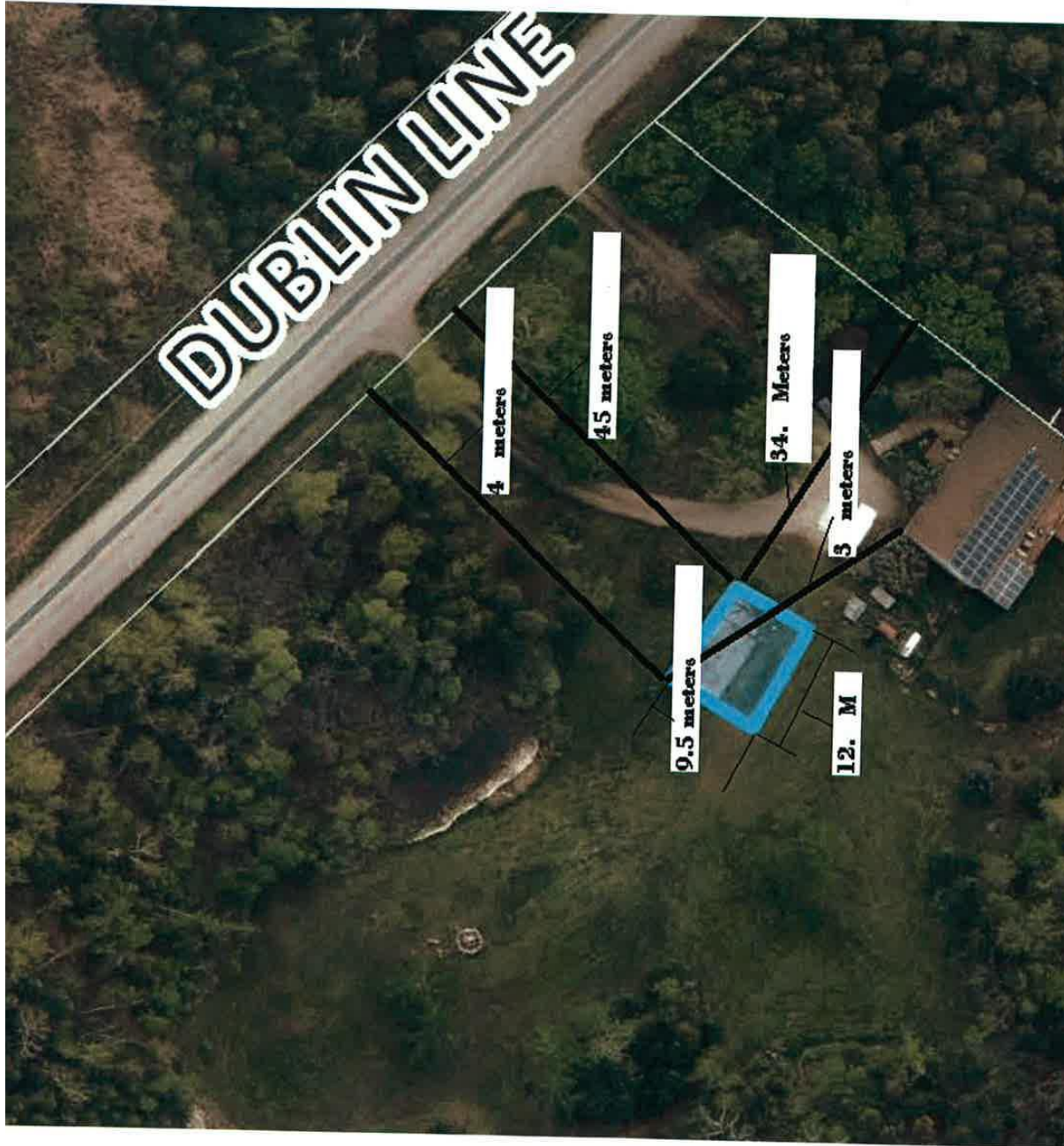
A handwritten signature in black ink, appearing to read "John Linhardt". The signature is very stylized, with a large, looped initial "J" and a long, sweeping horizontal line at the end.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is cursive and somewhat slanted, with the first name "Brent" being more prominent.

Brent Marshall, CAO





SCHEDULE 3 – PROPOSED HOLDING REMOVAL BY-LAW



BY-LAW NO. 2018-

A By-law to remove the Holding (H2) Provision from Zoning By-law 2010-0050, as amended, for lands described as PT LT 26, CON 1 ESQ, AS IN 713656 EXCEPT PT 3 & 4 20R9935; PT LT 26, CON 1 ESQ, PART 2, 20R9935, Town of Halton Hills, Regional Municipality of Halton, municipally known as 13066 Dublin Line (Esquesing)

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS notice of removal of the Holding (H2) Provision has been provided in accordance with the regulations of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS Council has recommended that the Holding (H2) Provision be removed from Zoning By-law 2010-0050, as amended, as hereinafter set out;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Schedule “A2” of Zoning By-law 2010-0050, as amended, is hereby further amended by removing the Holding (H2) Provision for the lands described described as PT LT 26, CON 1 ESQ, AS IN 713656 EXCEPT PT 3 & 4 20R9935; PT LT 26, CON 1 ESQ, PART 2, 20R9935, Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule “1” attached to and forming part of this By-law; and
2. This By-law shall become effective from and after the date of passing hereof.

BY-LAW read and passed by the Council for the Town of Halton Hills this 24th day of September, 2018.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

SCHEDULE 1 to By-law 2018-_____



Legend

 Holding Provision (H) to be removed.



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tony Boutassis, Senior Planner – Development Review

DATE: September 19, 2018

REPORT NO.: PLS-2018-0076

RE: **Recommendation Report for a proposed Temporary Use By-Law Amendment to permit a temporary parking lot at 13584 Steeles Avenue for use by the Toronto Premium Outlet Mall (Halton Hills Premier Gateway Business Park)**

RECOMMENDATION:

THAT Report No. PLS-2018-0076 dated September 19, 2018, regarding the “Recommendation Report for a proposed Temporary Use By-Law Amendment to permit a temporary parking lot at 13584 Steeles Avenue for use by the Toronto Premium Outlet Mall (Halton Hills Premier Gateway Business Park)”, be received;

AND FURTHER THAT the Temporary Use Zoning By-law Amendment, to amend Town of Halton Hills Zoning By-law 00-138, as amended, for the lands municipally known as 13584 Steeles Avenue (Halton Hills Premier Gateway Business Park), as generally shown in SCHEDULE 3 – ZONING BY-LAW AMENDMENT, be approved.

BACKGROUND:

1.0 Purpose of the Report:

The purpose of this report is to provide Council with recommendations concerning the final disposition of the Temporary Use Zoning By-law Amendment application submitted by SmartCentres (the Applicant) to permit a temporary parking lot with 597 parking spaces on lands municipally known as 13584 Steeles Avenue, which is located across Trafalgar Road from the Toronto Premium Outlet mall site; see **SCHEDULE 2 – CONCEPT PLAN**. The temporary parking lot would be operated by SmartCentres until the end of 2019 and is intended to address the increased parking demand anticipated to be generated as a result of the opening of the Toronto Premium Outlet mall expansion occurring in mid-November.

2.0 Location & Site Characteristics

The subject lands, municipally known as 13584 Steeles Avenue, are located in the Halton Hills Premier Gateway Business Park at the south-west corner of Steeles Avenue and Trafalgar Road; see **SCHEDULE 1 – LOCATION MAP**. The 'L-shaped' site is owned by P.A.Z. Properties Corp. and is approximately 2.5 hectares (6.3 acres) in size and has approximately 36.6 metres (120.0 feet) of frontage on Steeles Avenue and 136.0 metres (446.2 feet) flanking frontage on Trafalgar Road. The lands are currently vacant; however, the fencing, jersey barriers and stormwater facility from a previous temporary parking lot on the property remain on-site.

3.0 Development Proposal

The subject property had previously been subject to a Temporary Use Zoning By-law Amendment (File No. D14ZBA16.008) to permit a temporary parking lot associated with the Toronto Premium Outlet Mall during construction of the on-site multi-level parking garage. Operation of the temporary parking lot ceased on January 1, 2018, following the completion of the parking garage.

SmartCentres is now seeking to use the 13584 Steeles Avenue site again for temporary parking to address the increased parking demand anticipated to be generated as a result of the opening of the new 15,000 m² (160,000 sq. ft.) mall expansion. The Applicant has indicated that the expansion is anticipated to create some congestion immediately following the grand opening in mid-November and during peak periods (weekends and holidays) as new (and returning) customers become familiar with navigating a revised site circulation pattern and the new multi-level parking garage.

On August 15, 2018, SmartCentres (the Applicant) submitted a new Temporary Use Zoning By-law Amendment application (File No. D14ZBA18.010) to once again permit a temporary parking lot at 13584 Steeles Avenue until the end of 2019.

The temporary parking lot is proposed to have 597 parking spaces with vehicular access limited to one access point off Steeles Avenue and one limited right-in-right-out access point off Trafalgar Road; see **SCHEDULE 2 – CONCEPT PLAN**.

SmartCentres has indicated that the temporary parking lot would mainly be used by mall staff during peak weekend and/or holiday hours. Staff who park in the temporary lot would be transported to the mall by a shuttle bus that would continuously run between the off-site parking lot and the mall.

The Temporary Use Zoning By-law Amendment application proposes to amend the applicable Holding 401 Corridor Gateway ((H)G) Zone on a site-specific basis to allow a stand-alone parking lot to exist on the subject lands until December 31, 2019 (15 months); see **SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT**. The temporary zoning amendment also seeks exemption from the following provisions:

- A minimum landscaped open space of 10% of the lot area;
- A minimum planting strip width of 3.0 m abutting Steeles Avenue and Trafalgar Road; and
- Parking spaces shall not be located in any required yard abutting a non-industrial lot.

4.0 Site Alteration Permit

As per the Town's Site Plan Control By-law, the proposed temporary parking lot is not subject to Site Plan approval. Therefore, the construction of the parking lot, maintenance of the existing stormwater management facility and implementation of a pedestrian safety strategy will be reviewed and secured through the Town's Site Alteration Permit process.

COMMENTS:

1.0 Planning Context and Policy Framework:

In Ontario, when reviewing applications seeking to amend local Zoning By-laws, development proposals are expected to conform with and meet the intent of all applicable Provincial, Regional and Municipal policy documents.

This section discusses the relevant policy documents and framework that applies to determine conformity with the applicable policies and guidelines:

1.1 Provincial Policy Statement (PPS):

The 2014 Provincial Policy Statement (PPS) provides policy direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the *Planning Act*.

Planning staff is of the opinion that the proposed Temporary Use Zoning Amendment is consistent with the policies of the 2014 PPS.

1.2 Growth Plan for the Greater Golden Horseshoe:

The subject lands are part of a larger designated urban area along the Premier Gateway Employment Area. The Growth Plan directs new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies to preserve employment areas for future economic opportunities. As per Section 3 of the *Planning Act*, the proposal shall conform and not conflict with the Growth Plan.

Planning staff is of the opinion that the proposed temporary parking lot is in conformity with the Growth Plan for the Greater Golden Horseshoe.

1.3 Region of Halton Official Plan (ROP):

The 2009 Regional Official Plan designates the subject lands as Urban Area (401-407 Gateway Business Park). Section 76 of the Official Plan states that the range of permitted uses and the creation of new lots in Urban Areas will be in accordance with Local Official Plans and Zoning By-laws. The lands are also identified as forming part of the 'Employment Area' overlay under the 2009 Plan; the Employment Area policies provide direction to protect and preserve Employment Area lands for current and future employment uses (Policy 77.4(2)).

Regional staff has confirmed that the applications are in conformity with the Regional Official Plan.

1.4 Town of Halton Hills Official Plan:

The subject lands are located within the Premier Gateway Employment Area under the Town's Official Plan and are designated Gateway Area. The Gateway Area does not permit stand-alone parking lots. However, Sections G4.1.1 and G4.1.2 of the Plan state that Council may pass by-laws permitting the temporary use of lands, buildings or structures, which may not conform to the Official Plan, subject to Council being satisfied that:

- a) the proposed use is of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) the proposed use will not prejudice the long term intent of or the orderly development contemplated by the provisions and land use designations contained in this Plan;
- c) the proposed use is compatible with adjacent land uses and the character of the surrounding neighbourhood;
- d) the proposed use will not require the extension or expansion of existing municipal services;
- e) the proposed use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- f) parking facilities required by the proposed use will be provided entirely on-site; and
- g) the proposed use shall generally be beneficial to the neighbourhood or the community as a whole.

As per Section G4.1.1, a temporary use may be authorized for a specific time period up to three years and should be applied where it is considered inappropriate by the Town to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical.

Town staff is of the opinion that the proposed temporary parking lot satisfies the criteria of Sections G4.1.1 and G4.1.2 of the Official Plan.

1.5 Town of Halton Hills Zoning By-law 00-138:

The subject site is zoned 401 Corridor Gateway (G) under Zoning By-law 57-91, as amended by By-law 00-138. A stand-alone parking lot is not permitted in the Corridor Gateway (G) zone.

Under By-law 00-138 the following provisions apply to any form of development in a Gateway (G) zone:

- A minimum landscaped open space of 10% of the lot area is required;
- The provision of a minimum planting strip width of 3.0 metres abutting Steeles Avenue and Trafalgar Road; and
- No parking space shall not be located in any required yard abutting a non-industrial lot.

Town staff considers the Temporary Use Zoning By-law Amendment appropriate given that the proposed temporary parking lot satisfies the Official Plan criteria for the approval of a temporary use Zoning By-law. Further, staff has no objections to the site specific relief requested from the applicable landscape, planting strip and parking space provisions given any such relief would only be granted on a temporary basis until the end of 2019.

The site is also subject to a Holding (H) Provision, which is conditional upon obtaining Site Plan approval, the Owner submitting all necessary financial securities and adequate municipal servicing having been secured. Given that none of these conditions are applicable to the proposed temporary parking lot, the Holding (H) Provision is not required to be lifted to permit the development of the parking lot.

2.0 Town Department and External Agency Comments:

The Temporary Use Zoning By-law Amendment proposal was circulated to Town departments, Halton Region, Ministry of Transportation (MTO) and Conservation Halton for review and comment. Staff from the various departments and agencies have completed their review of the proposed temporary parking lot and indicated that they have no concerns or objections with the proposed Temporary Zoning Amendment.

However, for information purposes staff has provided comments on the following issue that was identified with the proposed temporary parking lot:

2.1 Pedestrian Access between Temporary Parking Lot and Mall Site

SmartCentres is proposing to provide a shuttle bus service to transfer mall employees between the outlet mall and the proposed off-site temporary parking lot. Notwithstanding the intended shuttle service, Town and Regional staff noted to the Applicant that many people still chose to j-walk across Trafalgar Road when the previous temporary parking lot was in operation, which created significant safety issues.

In response to staff concerns, the Applicant has submitted an updated Traffic Impact Study, which outlines the following pedestrian safety measures proposed to be implemented in the new temporary parking lot:

- providing a free shuttle bus to a designated location for TPO employees;
- additional pedestrian fencing will be installed along the east edge of the temporary parking lot;
- signage will be installed throughout the site directing pedestrians to cross at the Steeles Avenue and Trafalgar Road intersection;
- TPO management will provide regular communication materials to the retail staff reminding them that all staff must cross at the signalized intersection; and
- installation of a barrier or fence along the median on Trafalgar Road, to the satisfaction of Halton Region (Trafalgar Rd. is a Regional road).

The functional design of the temporary parking lot, temporary external road modifications and pedestrian barrier options are illustrated on **SCHEDULE 4 – PEDESTRIAN AND VEHICULAR CONSIDERATIONS**. The above considerations are currently being reviewed by Town and Regional staff and when finalized will be implemented through the required Site Alteration Permit process.

3.0 Public Comments and Issues:

The proposed temporary parking lot was presented to the Public by way Report PLS-2018-0069 through a Statutory Public Meeting on September 10, 2018. No one from the public spoke in regards to the matter.

Staff has also not received any phone calls or emails from any individuals related to the proposal.

RELATIONSHIP TO STRATEGIC PLAN:

The proposed development is most closely aligned with Strategic Direction G - Achieve Sustainable Growth, the goal of which is:

To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses.

This Strategic Direction is to be achieved as it relates to this application in part through Strategic Objectives:

- G.1** To provide for a moderate scale of growth that is in keeping with the Town's urban structure and protects it's rural character.
- G.11** To ensure the efficient use of urban land and infrastructure in existing communities and new growth areas.

FINANCIAL IMPACT:

There is no immediate financial impact to the Town budgets as a result of this application.

CONSULTATION:

Planning staff have consulted with the appropriate Town Departments, the Region of Halton, Ministry of Transportation (MTO) and Conservation Halton in the preparation of this Report.

PUBLIC ENGAGEMENT:

The proposed Temporary Use Zoning By-law Amendment application was presented to the Public through a Statutory Public Meeting on September 10, 2018 (Report No. PLS-2018-0069).

SUSTAINABILITY IMPLICATIONS:

Since the recommendations of this report are related to a temporary project, sustainability implications are not triggered and hence there are no direct sustainability implications associated with this report.

COMMUNICATIONS:

Public Notice of Council's decision regarding the passage of the Temporary Use Zoning By-law Amendment will be completed in accordance with the requirements of the Planning Act.

CONCLUSION:

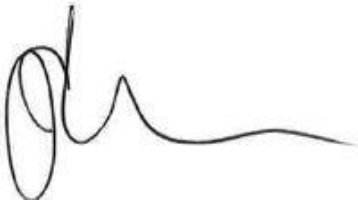
Staff has completed their review of the proposed temporary parking lot and believes that the proposal has merit and should be supported. It is also the opinion of staff that the proposed Temporary Use Zoning By-law Amendment has appropriate regard for the Provincial Policies and is in conformity with the Town and Regional Official Plans.

Therefore, Planning staff recommends that Council approve the Temporary Use Zoning By-law Amendment, as generally shown in **SCHEDULE 3 – ZONING BY-LAW AMENDMENT** of this report.

Reviewed and Approved by,

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Jeff Markowiak, Manager of Development Review

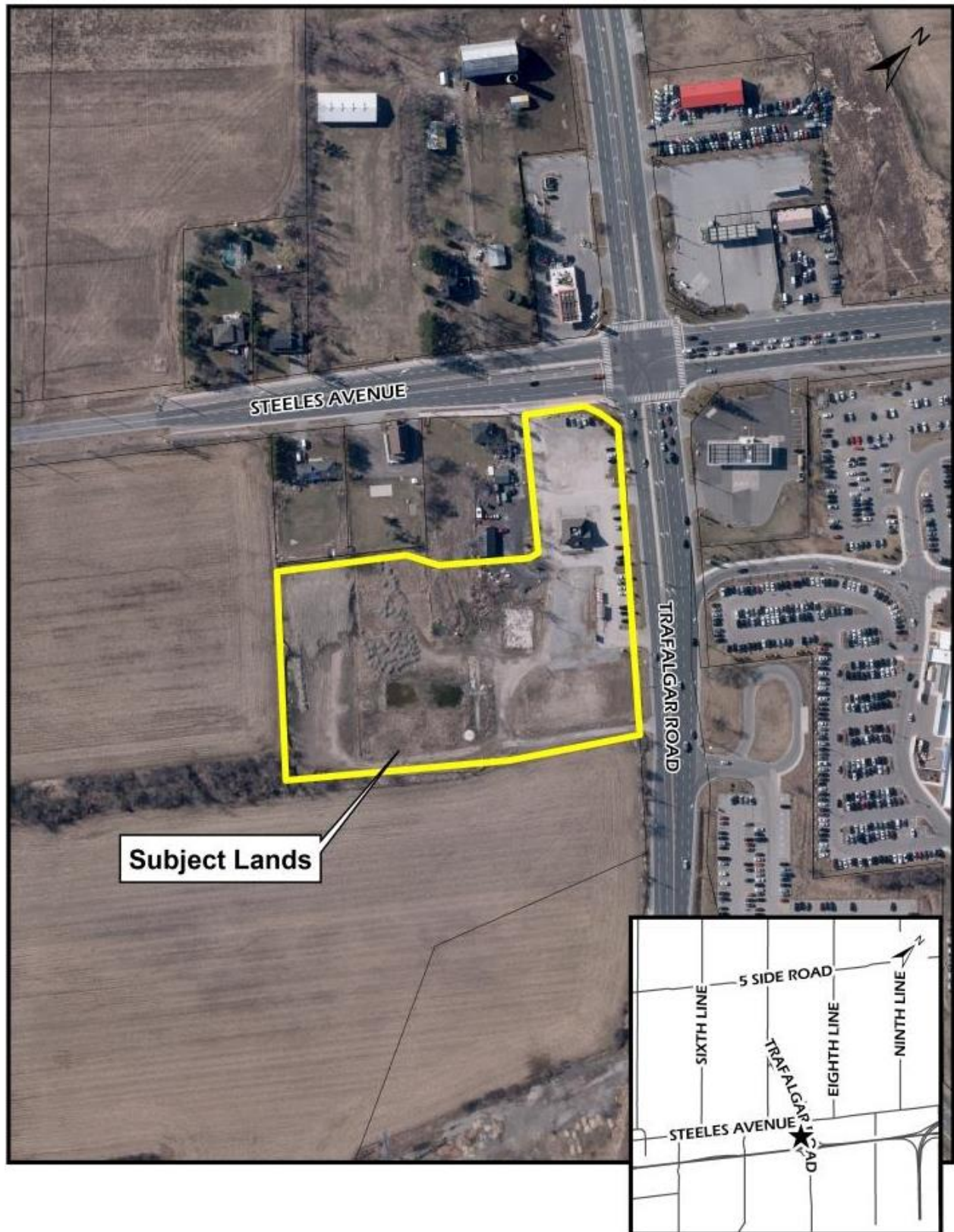
A handwritten signature in black ink, appearing to read "John Linhardt". The signature is cursive, with a large initial "J" and a long, sweeping underline.

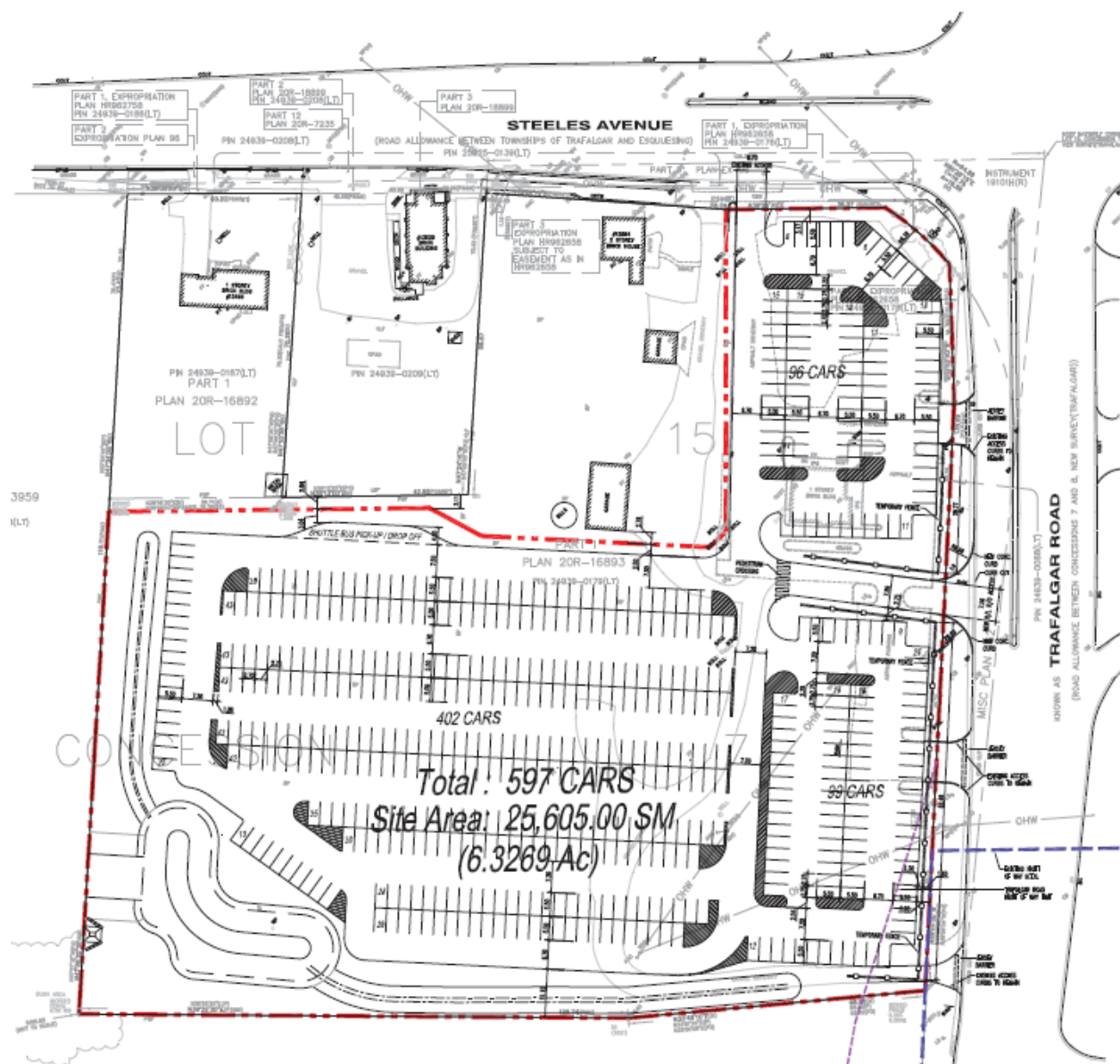
John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is cursive, with the first name "Brent" being more prominent.

Brent Marshall, CAO

SCHEDULE 1 – LOCATION MAP





SCHEDULE 3 – ZONING BY-LAW AMENDMENT

ZONING BY-LAW AMENDMENT

BY-LAW NO. 2018 - ____

A By-law to Amend Zoning By-law 57-91, as amended by By-law 00-138, for the
lands described as Part of Lot 15, Concession 7,
Town of Halton Hills, Regional Municipality of Halton
13584 Steeles Avenue

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O.1990, as amended;

AND WHEREAS on September 24, 2018, Council for the Town of Halton Hills approved Report No. PLS 2018-0076, dated September 19, 2018, in which certain recommendations were made relating to amending Zoning By-law 00-138;

AND WHEREAS Council has recommended that Zoning By-law 57-91, as amended by By-law 00-138, be amended as hereinafter set out;

AND WHEREAS said recommendation will conform to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Section 13 of Zoning By-law 57-91, as amended by By-law 00-138, is hereby further amended by adding a new subsection 13.137 which shall provide as follows:

13.137 Notwithstanding any provisions of said By-law 57-91, as amended by By-law 00-138, to the contrary, the use of the lands described as Part of Lot 15, Concession 7, Town of Halton Hills, Regional Municipality of Halton, municipally known as 13584 Steeles Avenue (Esquesing), as shown on Schedule “1” attached to and forming part of this By-law, shall include for a period up to and including December 31, 2019:

i. A parking lot to accommodate overflow parking from the Toronto Premium Outlet Mall site (13850 Steeles Avenue & 7915 Trafalgar Road). The parking lot shall be exempt from the provisions of the following Sections of Zoning By-law 57-91, as amended by By-law 00-138:

7.6.3.10 Minimum landscape open space 10% of lot area;

7.6.3.11(i) Minimum Planting Strip Width Abutting Steeles Avenue 3 metres;

7.6.3.11(iii) Minimum Planting Strip Width Abutting any other street 3 metres;
and

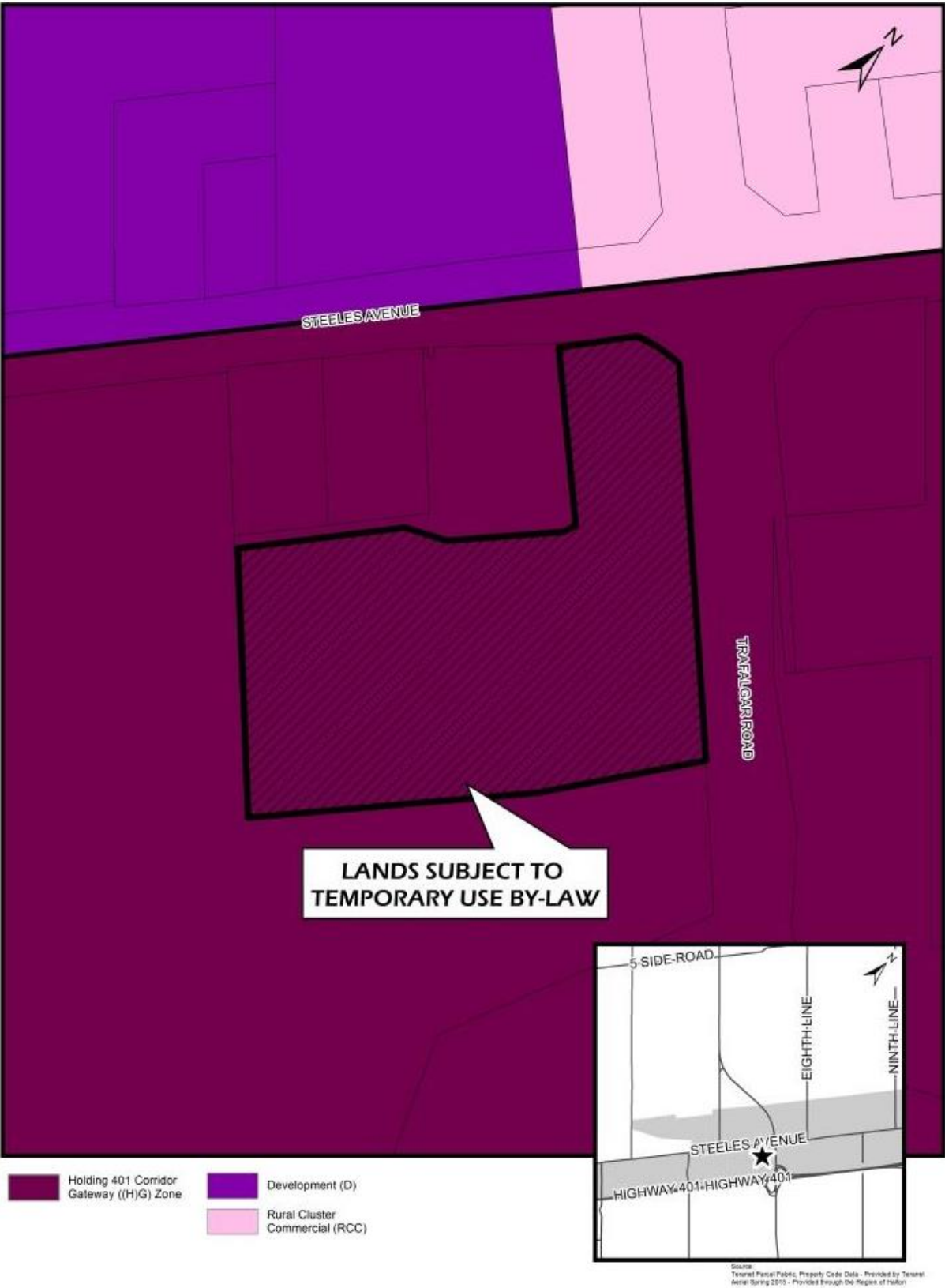
7.6.3.13(ii) Parking shall not be located in any required yard abutting a non-industrial lot.

BY-LAW read and passed by the Council for the Town of Halton Hills this 24th day of September, 2018.

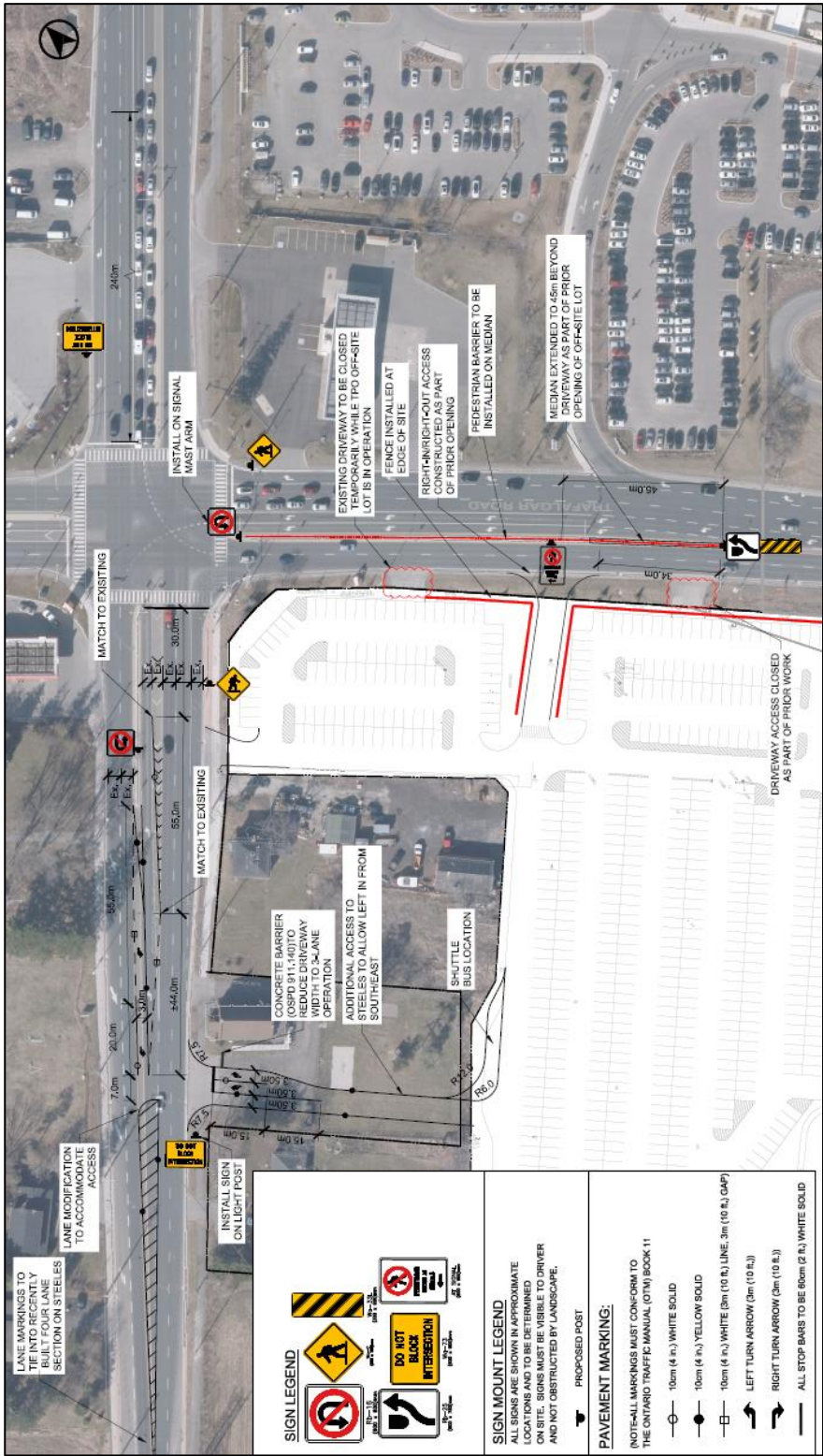
Mayor

Clerk

SCHEDULE 1 to By-law 2018-_____



SCHEDULE 4 – PEDESTRIAN AND VEHICULAR CONSIDERATIONS



TPO TEMPORARY LOT TRAFFIC BRIEF

APPENDIX F: PEDESTRIAN BARRIER ALTERNATIVES FOR CONSIDERATION

OPTION 1:

Moduloc Pedestrian Barrier, Orange

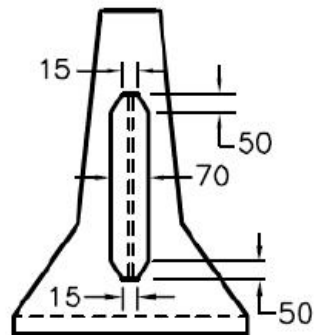
- Highly visible, light weight
- can be mounted directly to median with breakaway bolts
- Pedestrians cross at Steeles/Trafalgar intersection sign can be fixed to barrier facing the Trafalgar Driveway within the temporary lot.
- Extendable to required length



OPTION 2:

Concrete Jersey Barrier

- Easy to install
- Does not need to be mounted to median due to weight
- Extendable to the required length
- Less Visible





REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Steve Burke, Manager of Planning Policy

DATE: September 12, 2018

REPORT NO.: PLS-2018-0074

RE: Proposed Interim Control By-law for Cannabis Production Related Uses

RECOMMENDATION:

THAT Report No PLS-2018-0074 dated September 12, 2018 regarding the rationale for an Interim Control By-law with respect to Cannabis Production Related Uses in the Town of Halton Hills, be received;

AND FURTHER THAT Council pass the Resolution directing the completion of the Cannabis Related Uses Study, attached as Schedule One to this report;

AND FURTHER THAT Council pass the Interim Control By-law with respect to Cannabis Production Related Uses, attached as Schedule Two to this report;

AND FURTHER THAT notice of passage of the Interim Control By-law be provided as prescribed by regulation under the Planning Act.

BACKGROUND:

With the legalization of the recreational use of marijuana on October 17, 2018, it can be expected that there will be interest from business owners in establishing cannabis production (i.e. cultivation and/or processing) uses within the Town of Halton Hills, and to date some inquiries from business owners in both the rural and urban employment areas have been received. The Town's Zoning By-laws do not currently define or regulate uses related to cannabis production.

Section 38 of the Planning Act enables municipalities to enact interim control by-laws for a period of one year (with the potential to extend for a maximum of one more year), having the effect of restricting the use of land in an area specified by the by-law, to enable a study to be undertaken. An interim control by-law appeal is limited to the Province (i.e. Minister), however a one-year extension can be appealed by any person or public body.

Section G4.4 of the Halton Hills Official Plan specifies that Council may pass an interim control by-law to provide Council with the time to study a particular land use planning issue. Pursuant to Section 38 of the Planning Act, the Official Plan specifies that the passage of such a by-law be preceded by the passage of a Council Resolution that identifies the land use planning issue and authorizes the appropriate study of the issue.

COMMENTS:

Through Report PLS-2018-0068, Council has received a status update on background research and the development of options for amendments to the Town Official Plan and Zoning By-laws pertaining to the definition and regulation of Cannabis Production Related Uses.

There are no commercially licensed producers under the current Access to Cannabis for Medical Purposes Regulations (ACMPR) currently operating in Halton Hills. As of October 17th, six types of licenses under the Cannabis Act will be available: cultivation, processing, analytical testing, sale by authorized sellers of medical cannabis to those with a prescription (Note: retail sale is the jurisdiction of the Province), research, and a drug license. According to information from the Federal government, licenses must be applied for using the Cannabis Tracking and Licensing System (CLTS) web-based tool, which will not launch until October 17th. Similar to requirements under the ACMPR, it is anticipated that prior to submitting an application in the CTLS, applicants for licenses under the Cannabis Act will be required to provide with their application a copy of the written notice to local authorities (specifically the local government, fire authority and police force) who are located in the area of the proposed site. The content of the notice is expected to include: the name of the applicant; the expected date on which the applicant will submit the application to Health Canada; the class or subclass of license that is being applied for, and the site address.

The Government of Canada periodically posts updates on its website with respect to cannabis legalization, and Town staff will continue to monitor for updates on an ongoing basis, and communicate the updates to Council, as appropriate.

As outlined in Report PLS-2018-0068, staff expects to complete the Cannabis Production Related Uses Study by the end of Q2 2019. In the intervening period between recreational cannabis legalization and completion of the Study, in order to temporarily restrict the establishment of such uses in the Town of Halton Hills, it is recommended that the Town pass an interim control by-law temporarily prohibiting the establishment of cannabis production (cultivation and processing) related uses, defined in the by-law as “any use involving the growing (cultivation), processing, testing, destroying, storing or distribution of marijuana or cannabis, with the exception of personal use allotments permitted under the Cannabis Act for recreational purposes.”

It is recommended that the temporary prohibition apply to the following geographic areas of the municipality:

- Premier Gateway Employment Area: The Prestige Industrial (M7) Zone and all Gateway (G) Zones, as well as Premier Gateway Phases 1B and 2B currently zoned Agricultural (A) and site-specific Rural Employment (RU-EMP(14));
- Rural Area: Properties zoned Agricultural (A), Protected Countryside (PC) or Protected Countryside Natural Heritage System 2 (PCNHS2).

A map of the geographic areas proposed to be covered by the interim control by-law is attached to this report as Schedule Three for information purposes.

The interim control by-law would not apply to the Niagara Escarpment Plan Area (NEPA), which is governed by the Niagara Escarpment Plan (NEP), and where municipal zoning does not apply. Niagara Escarpment Commission staff has advised that cannabis production fits the NEP definition of an agricultural use, but a development permit must be granted for all development within the NEPA, and would be assessed on a case by case basis.

RELATIONSHIP TO STRATEGIC PLAN:

There is no direct relationship to the Strategic Plan arising from this report.

FINANCIAL IMPACT:

There is no financial impact arising from this report.

CONSULTATION:

The CAO, Town Solicitor, and Zoning staff was consulted on this matter.

PUBLIC ENGAGEMENT:

Any public engagement associated with this matter will occur as part of the Cannabis Related Uses Study, as generally outlined in Report PLS-2018-0068.

SUSTAINABILITY IMPLICATIONS:

A review of the sustainability implications of this matter will form part of the Study currently underway with respect to Cannabis Production Related Uses, which will be outlined in any final recommendation report to Council.

COMMUNICATIONS:

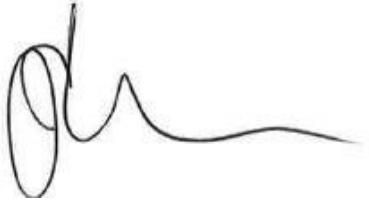
Information on cannabis legalization has been added to the Town website, covering various matters to assist residents and businesses.

CONCLUSION:

This report has addressed the rationale for the passage of an Interim Control By-law pertaining to Cannabis Production Related Uses. It is recommended that Council pass an Interim Control By-law for the lands specified in the by-law (attached as Schedule Two to this report) to restrict the use of land for Cannabis Related Production Uses

pending the completion of a planning study with respect to these uses. The status and next steps pertaining to the study were addressed in Report PLS-2018-0068.

Reviewed and Approved by,

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John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to be 'Brent Marshall', with a stylized, flowing script.

Brent Marshall, CAO



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Moved by: _____ Date: _____

Seconded by: _____ Resolution No.: _____

WHEREAS the Town has a rural area containing agricultural, rural, residential, and other complimentary uses;

AND WHEREAS it is important to the Town's long term planning for its rural area that appropriate land uses locate therein;

AND WHEREAS the Town has an important prestige industrial area known as the Premier Gateway;

AND WHEREAS it is important to the Town's long term planning for the Premier Gateway that appropriate land uses locate therein;

AND WHEREAS on October 19, 2018 the Federal Cannabis Act will come into force, thereby legalizing the recreational cultivation and production of cannabis in Canada, provided a license is obtained from the Government of Canada;

AND WHEREAS there has been interest from business owners to establish Cannabis Production Related Uses in the Town;

AND WHEREAS the Council of the Town of Halton Hills wishes to consider the appropriate location, regulations and standards for Cannabis Production Related Uses;

AND WHEREAS the Council of the Town of Halton Hills deems it appropriate that the issue of Cannabis Production Related Uses be studied prior to the enactment of any measures pertaining to such uses;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Halton Hills directs staff to complete a study of Cannabis Production Related Uses in the Town, which study shall provide recommendations with respect to the identification,

appropriate location, regulations and standards for such uses and their compatibility with other uses.



BY-LAW NO. 2018-

A By-law to impose interim control on the use of land, buildings or structures for Cannabis Production Related Uses within the Agricultural (A) and Protected Countryside (PC, PCNHS2) zones under Zoning By-law 2010-0050, with the exception of properties zoned Agricultural (A) within the Georgetown Urban Area as shown on Schedule A1 and A2 of the Halton Hills Official Plan; and all lands zoned Prestige Industrial (H)M7, Gateway (H)G, Gateway Special (G1, G2), and Gateway Temporary (G3) under Zoning By-law 57-91, as amended, and zoned RU-EMP (14) under Zoning By-law 2010-0050, within the Town of Halton Hills.

WHEREAS Section 38 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended, authorizes the Council of a municipality to pass an Interim Control By-law for a period of time, prohibiting the use of land, buildings, or structures for purposes set out in the By-law, where the Council has directed that a review or study be undertaken in respect of land use planning policies in the municipality, or any defined area(s) thereof;

AND WHEREAS Council of the Corporation of the Town of Halton Hills has passed a resolution directing that a Cannabis Production Related Uses Study be completed to review land use policies related to Cannabis Production Related Uses potentially locating in the Town of Halton Hills;

AND WHEREAS Council of the Corporation of the Town of Halton Hills has deemed it necessary and expedient to pass an Interim Control By-law prohibiting the use of land, buildings or structures for Cannabis Production Related Uses within the Agricultural (A) and Protected Countryside (PC, PCNHS2) zones under Zoning By-law 2010-0050, with the exception of properties zoned Agricultural (A) within the Georgetown Urban Area as shown on Schedule A1 and A2 of the Halton Hills Official Plan; and all lands zoned Prestige Industrial (H)M7, Gateway (H)G, Gateway Special (G1, G2), and Gateway Temporary (G3) under Zoning By-law 57-91, as amended, and zoned RU-EMP (14) under Zoning By-law 2010-0050;

AND WHEREAS said By-law conforms to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. The lands affected by this Interim Control By-law are all those lands in the Town of Halton Hills within the Agricultural (A) and Protected Countryside (PC, PCNHS2) zones under Zoning By-law 2010-0050, with the exception of properties zoned Agricultural (A) within the Georgetown Urban Area as shown on Schedule A1 and A2 of the Halton Hills Official Plan; and all lands zoned Prestige Industrial (H)M7, Gateway (H)G, Gateway Special (G1, G2), and Gateway Temporary (G3) under Zoning By-law 57-91, as amended, and zoned RU-EMP (14) under Zoning By-law 2010-0050.
2. Notwithstanding any provisions to the contrary, if any, in Sections 9.1, 9.2, 10.1 and 10.2, of Zoning By-law 2010-0050, as amended; and Section 13.102.1 and Section 7.5, under Section 13.102.2 of Zoning By-law 00-138, as amended, no land, building or structure shall be used for "Cannabis Production Related Uses" on the lands described in Section 1 of this By-law.
3. For the purposes of this By-law the following definitions apply:
 - a. "Cannabis Production Related Uses" means:

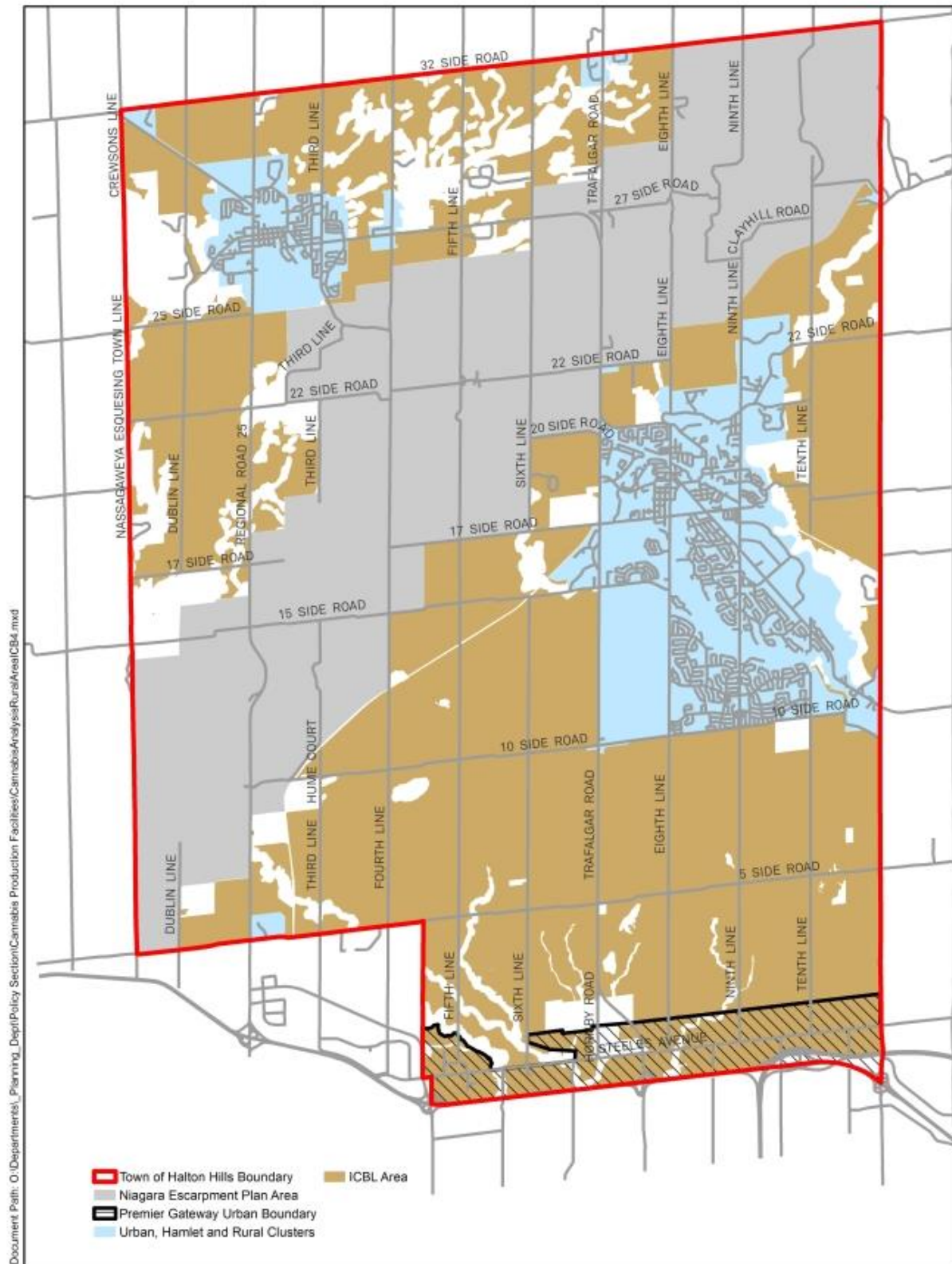
Any use involving the growing (cultivation), processing, testing, destroying, storing or distribution of marijuana or cannabis, with the exception of personal use allotments permitted under the Cannabis Act for recreational purposes.

- 4. Where any conflict exists between the provisions of this By-law and any other By-law of the Corporation of the Town of Halton Hills, this By-law shall prevail.
- 5. This By-law shall come into force and take effect immediately upon the passing thereof and shall be in effect for one year from the date of passing of this by-law, unless, otherwise extended in accordance with the provisions of the *Planning Act* or repealed by Council earlier.

BY-LAW read and passed by the Council for the Town of Halton Hills this day of
, 2018.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones





MINOR VARIANCE OR PERMISSION (The *Planning Act*, 1990, Section 45)
CONSENT (The *Planning Act*, 1990, Section 53)

MINUTES

Committee of Adjustment hearing on **Wednesday, August 01, 2018** at 7:00 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

MEMBERS PRESENT:

Allan Cook (Chair), Todd Jenney, Blair Roedding, Wayne Scott

STAFF PRESENT:

Keith Hamilton, Planner

Tony Boutassis, Senior Planner

Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment

1. CHAIR'S OPENING REMARKS.
2. DISCLOSURES OF PECUNIARY INTEREST: None declared.
3. THE MINUTES OF JULY 04, 2018 WERE ACCEPTED.
4. REQUESTS FOR DEFERRAL (FROM APPLICANTS): None.
5. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION, AND/OR FOR CONSENT, HEARD BY THE COMMITTEE:

5A. HEARING #1

MINOR VARIANCE APPLICATION D13VAR18.026H - SAUND

REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 4.5 M TO PERMIT A HEIGHT OF 5.8 M (DETACHED GARAGE).
TO ACCOMMODATE A PROPOSED DETACHED GARAGE.

LOCATION: MUNICIPALLY KNOWN AS 85 AUTUMN CIRCLE (ESQUESING),
REGIONAL MUNICIPALITY OF HALTON

OWNER(S): HARDEEP SAUND

Present:

- Amritpal Bansal, on behalf of owner

K. Hamilton: Noted no objection to approval, subject to conditions.

A. Bansal: Stated that they are asking to increase the height of the garage.

It was MOVED by Wayne Scott, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.026H - SAUND, BE APPROVED, SUBJECT TO CONDITIONS."

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
 2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
 3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
 4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
- The associated Planning report is dated July 25, 2018.
 - The Chairman informed those in attendance of the 20-day appeal period.

5B. HEARING #2

MINOR VARIANCE APPLICATION D13VAR18.027H - HACK

REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING
2. FROM THE MAXIMUM 80 SQ M TO PERMIT A 173 SQ M ACCESSORY BUILDING (DETACHED GARAGE).
3. TO INCREASE THE TOTAL ACCESSORY BUILDING FLOOR AREA FROM THE MAXIMUM 120 SQ M TO PERMIT A 196 SQ M ACCESSORY BUILDING FLOOR AREA FOR ALL ACCESSORY STRUCTURES (SHED & DETACHED GARAGE).
4. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 5 M TO PERMIT A HEIGHT OF 6.2 M (DETACHED GARAGE).

TO ACCOMMODATE A PROPOSED DETACHED GARAGE, AND EXISTING SHED.

LOCATION: MUNICIPALLY KNOWN AS 13877 DUBLIN LINE (ESQUESING), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): ERIC HACK

Present:

- Eric Hack, owner

T. Boutassis: Noted no objection to approval.

E. Hack: Stated that they need a larger building.

It was MOVED by Blair Roedding, SECONDED by Wayne Scott, AND CARRIED

“THAT MINOR VARIANCE APPLICATION D13VAR18.027H - HACK, BE APPROVED.”

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
 2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
 3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
 4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
- The associated Planning report is dated July 23, 2018.
 - The Chairman informed those in attendance of the 20-day appeal period.

5C. HEARING #3

MINOR VARIANCE APPLICATION D13VAR18.028H - UNDERHAY

REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 20 SQ M TO PERMIT A 22.7 SQ M ACCESSORY BUILDING (CABANA).
2. TO REDUCE THE SIDE YARD SETBACK FROM THE MINIMUM 4.5 M TO PERMIT A 3.4 M SIDE YARD SETBACK (ATTACHED LOGGIA).

TO ACCOMMODATE A PROPOSED CABANA, AND LOGGIA.

LOCATION: MUNICIPALLY KNOWN AS 1A FLAMINGO COURT (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): KIM AND JIM UNDERHAY

AGENT: TUMBER & ASSOCIATES LTD., MIHAL KRNAC

Present:

- Mihal Krnac, agent

K. Hamilton: Noted no objection to approval.

M. Krnac: Stated that the loggia is being built against an existing wall.

It was MOVED by Blair Roedding, SECONDED by Wayne Scott, AND CARRIED “THAT MINOR VARIANCE APPLICATION D13VAR18.028H - UNDERHAY, BE APPROVED, SUBJECT TO CONDITION.”

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
3. The Committee considered the requested variance(s) to meet the intent and purpose of

the Official Plan.

4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
 - The associated Planning report is dated July 25, 2018.
 - The Chairman informed those in attendance of the 20-day appeal period.

5D. HEARING #4

MINOR VARIANCE APPLICATION D13VAR18.029H - HARRIMAN

REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 80 SQ M TO PERMIT A 110 SQ M ACCESSORY BUILDING (ACCESSORY STRUCTURE).
2. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 5 M TO PERMIT A HEIGHT OF 6.7 M (ACCESSORY STRUCTURE).

TO ACCOMMODATE A PROPOSED ACCESSORY STRUCTURE.

LOCATION: MUNICIPALLY KNOWN AS 13066 DUBLIN LINE (ESQUESING),
REGIONAL MUNICIPALITY OF HALTON

OWNER(S): SCOTT HARRIMAN & ALEXIS SEAMAN

AGENT: KEITH HARRIMAN

Present:

- Keith Harriman, owner

K. Hamilton: Noted no objection to approval, subject to condition.

K. Harriman: Stated that they are asking for a size and height increase.

It was MOVED by Wayne Scott, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.029H - HARRIMAN, BE APPROVED, SUBJECT TO CONDITION."

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
 - The associated Planning report is dated July 25, 2018.
 - The Chairman informed those in attendance of the 20-day appeal period.

5E. HEARING #5

MINOR VARIANCE APPLICATION D13VAR18.030H - BIRCHARD

REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,
1. TO REDUCE THE SIDE YARD SETBACK FROM THE MINIMUM 2.25 M TO
PERMIT A 1.5 M SIDE YARD SETBACK (ROOF OVER DECK).
TO ACCOMMODATE A PROPOSED ROOF OVER AN EXISTING DECK.

LOCATION: MUNICIPALLY KNOWN AS 547 MAIN STREET (GLEN WILLIAMS),
REGIONAL MUNICIPALITY OF HALTON

OWNER(S): SHERRY BIRCHARD

AGENT: SOLVE ARCHITECTS INC., ANDREW EDMUNDSON

Present:

- Andrew Edmundson, agent
- James Diachok, 39 King Street, Georgetown

T. Boutassis: Noted no objection to approval, subject to condition.

A. Edmundson: Stated that the proposal is to put a roof over an existing deck.

J. Diachock: Stated that he was in favour of the proposal.

**It was MOVED by Blair Roedding, SECONDED by Wayne Scott, AND CARRIED
“THAT MINOR VARIANCE APPLICATION D13VAR18.030H - BIRCHARD, BE
APPROVED, SUBJECT TO CONDITION.”**

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
 2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
 3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
 4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
- The associated Planning report is dated July 23, 2018.
 - The Chairman informed those in attendance of the 20-day appeal period.

5F. HEARING #6

MINOR VARIANCE APPLICATION D13VAR18.031H - HABITAT FOR HUMANITY
REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,

1. TO REDUCE THE FRONT YARD SETBACK FROM THE MINIMUM 6 M TO PERMIT
A 1.8 M FRONT YARD SETBACK (RELOCATION OF BUILDING).
2. TO PERMIT THE PORCH TO BE LOCATED 0 METRES FROM THE FRONT LOT
LINE, WHERE URBAN RESIDENTIAL ZONES REQUIRE THE PORCH TO BE
LOCATED NO CLOSER THAN 1.5 METRES FROM THE FRONT LOT LINE.

**TO ACCOMMODATE A PROPOSED RELOCATION AND REDEVELOPMENT OF A
BUILDING (EXCHANGE HOTEL).**

LOCATION: MUNICIPALLY KNOWN AS 37 KING STREET (GEORGETOWN),
REGIONAL MUNICIPALITY OF HALTON

OWNER(S): HABITAT FOR HUMANITY HALTON-MISSISSAUGA (ROGER BROAD)

Present:

- no one present on behalf of owner
- Nancy Diachok, 39 King Street, Georgetown

T. Boutassis: Noted no objection to approval, subject to conditions, which are to ensure that the hotel is appropriately conserved and preserved.

N. Diachok: Asked if the road will be altered, affecting her property.

T. Boutassis: Stated that after the building is moved, the porch will be at the lot line, but that there is no impact to Queen Street, as the road will not be affected.

It was MOVED by Blair Roedding, SECONDED by Wayne Scott, AND CARRIED "THAT MINOR VARIANCE APPLICATION D13VAR18.031H - HABITAT FOR HUMANITY, BE APPROVED, SUBJECT TO CONDITIONS."

Reasons for Approval - Minor Variance:

1. The Committee considered the requested variance(s) to be minor in nature.
 2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
 3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
 4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
- The associated Planning report is dated July 25, 2018.
 - The Chairman informed those in attendance of the 20-day appeal period.

6. OTHER MATTERS. No discussions occurred.

7. ADJOURNMENT (NEXT HEARING: SEPTEMBER 05, 2018 AT 7:00 P.M.)
The hearing adjourned at approximately 7:35 p.m.

Secretary-Treasurer

C: Halton Hills Clerks, Attention: Council and Committee Services Coordinator

**GENERAL INFORMATION PACKAGE
- COUNCIL MEETING -
September 24, 2018**

PAGE	INFORMATION
2-4	AMO Office of the President dated September 17, 2018 regarding Bill 31 (formerly Bill 5), which reduces the size of Toronto's City Council.
5-6	Township of Amaranth dated August 30, 2018 regarding NAFTA – Dairy Supply Management Program.
7	Township of South Glengarry dated September 6, 2018 regarding Paramedic Services being listed as a Full Essential Service.
8-9	AMO Watch File dated September 6, 2018.
10-11	AMO Watch File dated September 13, 2018.

MEDIA RELEASES

For full information please see the Town of Halton Hills Website:

<http://www.haltonhills.ca/media/index.php>

Release Date	Headline
September 10, 2018	Firefighter Recruitment Drive
September 10, 2018	Georgetown Rug Hooking Guild Exhibits At The Halton Hills Cultural Centre
September 10, 2018	Premier Gateway Experiences Continued Growth
September 11, 2018	Firefighters Honoured at Town Council
September 11, 2018	Cannabis Legalization A New Issue
September 17, 2018	Halton Hills Youth Centre - Georgetown New Programming at New Location



Office of the President

September 17, 2018

Dear Municipal Colleague:

This morning, an editorial in the Toronto Star urged AMO to advocate for the City of Toronto, and against Ontario's newly elected provincial government, on the matter of Bill 31 (formerly Bill 5), which reduces the size of Toronto's City Council.

The public debate on the Bill and related use of the 'Notwithstanding Clause' is divided and emotional. The matter confirms that people are passionate about local municipal governance, taxation and public services. It has also put AMO in an awkward position.

The City of Toronto is not an AMO member, and since 2005, the City has made a point of being separate from us. It sought out and secured unique status with the Ontario government, and its own dedicated legislation: *the City of Toronto Act, 2006*. AMO has always respected the City of Toronto's decision to go it alone on governance and the authority of its Act. We certainly defer to the City of Toronto leadership on matters related to its relationship with the Government of Ontario.

Understandably, AMO focuses on service to the remaining 443 Ontario municipal governments that do not have the benefit of their own legislation. Our members have been clear about their top priorities: fiscal sustainability, recognition that one size does not fit all, working with us to improve services, and assurance that the Ontario government will not download its fiscal challenges onto municipal property taxpayers. In every regard, AMO members know that we can achieve far more working together, than we can by going it alone.

In August, we heard that the Province would not act in the same manner that it has with Toronto. We heard that it is committed to discussions with our membership and AMO, to understand what is working and what is not working. And importantly, we heard that consultation would inform future governance reviews. That commitment was repeated in a formal statement to AMO today.

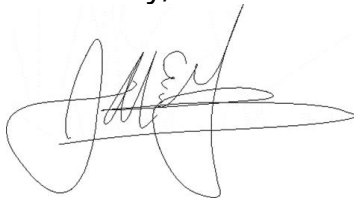
In the four weeks since the conference, we have experienced the following: Minister Clark, a former mayor and former AMO President, is having meaningful discussions with us on long-standing municipal concerns, spanning several ministries. The changes to Toronto's Council have dominated headlines, and over the past week, remarks have suggested that the government is planning to impose further changes on municipal governments across Ontario.

Late last week, I wrote to Minister Clark to emphasize that relations between Ontario's provincial and municipal orders of government should be guided by facts and evidence, rather than by political rhetoric and emotion. His quick response reflects, in part, our shared belief in the benefits of maintaining an open, respectful relationship.

AMO has a clear mandate to ensure that the Government of Ontario benefits from, and experiences, the full weight of Ontario's municipal order of government as we move forward. Our mandate to weigh-in on an issue affecting the City of Toronto is less clear. We recognize growing anxiety across the province. We urge the Ontario government to clearly state its interests in having a governance review, and how it will proceed. And we urge the Ontario government to work with AMO and the municipal order of government to change requirements that undermine municipal finance, infrastructure investment, and efficient service delivery all across Ontario.

This is an important time for AMO and we all have a responsibility to make sure that Ontario's municipal governments are speaking with a strong, clear voice on the priorities that matter most to us all. Our next Board meeting is later this month, and we welcome any input that you wish to share with us as we prepare for it.

Yours truly,



Jamie McGarvey
AMO President

Statement from Hon. Steve Clark, Minister of Municipal Affairs and Housing follows:

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel.: 416 585-7000**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 585-7000

Monday, September 17, 2018

Statement from Minister Clark

The government's regional review will take a broad look at the current model, which has been in place for almost 50 years. It's time to consider whether changes are needed to improve municipal governance in communities where populations have grown and the hard-earned dollars of taxpayers are being stretched.

The goal is to work together with municipal governments to give the people what they want; local governments that are working as effectively and efficiently as possible to support the future economic prosperity of their residents and businesses. The people of Ontario work hard for their money, and we want to keep as much of it in their pocket as possible while continuing the excellent level of service people have come to expect from their municipal and provincial governments.

We look forward to discussing with our many stakeholders, including our municipal partners, to determine what is working well in our current governance model, and what needs to be improved.

-30-

For more information:Michael Jiggins, 416-585-6492
Minister's Office
michael.jiggins@ontario.ca

BEN RYZEBOL, Director of Public Works
PUBLIC WORKS - TELEPHONE: (519) 941-1065
FAX: (519) 941-1802
email: bryzebol@amaranth.ca



SUSAN M. STONE, C.A.O./Clerk-Treasurer
TELEPHONE: (519) 941-1007
FAX: (519) 941-1802
email: suestone@amaranth-eastgary.ca

374028 6TH LINE, AMARANTH, ONTARIO
L9W 0M6

August 30, 2018

The Right Honourable Justin P.J. Trudeau
Prime Minister of Canada
House of Commons
Ottawa ON K1A 0A6

Dear Prime Minister Trudeau,

Re: NAFTA – Dairy Supply Management Program

At the regular meeting of Council held August 29, 2018, the following resolution was carried:

Moved by H. Foster – Seconded by C. Gerrits

Be it Resolved That:

WHEREAS it appears that Mexico and the U.S.A have come to an agreement on trade terms and now intense scrutiny is on Canada as our negotiators attempt to come to an agreement as well, and our Dairy Management system is once more front and centre in the news;

WHEREAS supply management means that our Canadian dairy farms produce enough milk for Canadians and Canada allows 10% import of tariff free dairy products and the U.S.A caps tariff free imports at about 2.75%, so the U.S.A also protects their dairy industry;

WHEREAS we want our dairy products to continue to be produced on Canadian farms, under the strictest animal welfare, milk quality and food safety standards in the world;

NOW THEREFORE the Township of Amaranth, as a predominantly farming community, urge the Federal Government to not allow a foreign party to interfere with our Dairy Management System and that it be removed from all North American Free Trade Agreement (NAFTA) negotiations;

BEN RYZEBOL, Director of Public Works
PUBLIC WORKS - TELEPHONE: (519) 941-1065
FAX: (519) 941-1802
email: bryzebol@amaranth.ca



SUSAN M. STONE, C.A.O./Clerk-Treasurer
TELEPHONE: (519) 941-1007
FAX: (519) 941-1802
email: suestone@amaranth-eastgary.ca

374028 6TH LINE, AMARANTH, ONTARIO
L9W 0M6

AND FURTHER THAT this resolution be sent to the Prime Minister, Dufferin-Caledon, MP and MPP, the Association of Municipalities of Ontario, Minister of International Affairs, Premier of Ontario, Ontario Ministry of Agriculture Food and Rural Affairs, Dufferin Federation of Agriculture, Ontario Federation Agriculture and all municipal councils within Ontario.

Should you require anything further please do not hesitate to contact this office.

Yours truly,

Susan M. Stone, A.M.C.T.
CAO/Clerk-Treasurer
Township of Amaranth

SMS/ch



CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY

MOVED BY Trevor Bougie

RESOLUTION NO 255-18SECONDED BY Frank Prevost

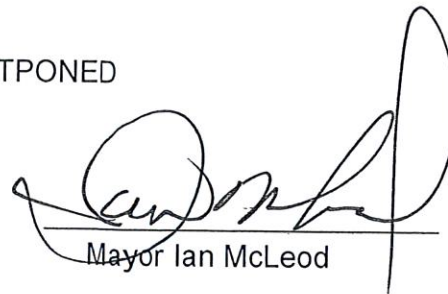
DATE September 4, 2018

WHEREAS Paramedic Services in Ontario are not considered an Essential Service like Fire and Police services;

AND WHEREAS Paramedic Services across Ontario operate under The Ambulance Services Collective Bargaining Act, 2001, allowing a reduction in paramedic services to 75% (The Essential Services Act).

THEREFORE, BE IT RESOLVED THAT the Township of South Glengarry petition the Province of Ontario to list Paramedic Services as a full Essential Service;

AND FURTHERMORE, that this resolution be forwarded to Premier Doug Ford, local MPP Jim McDonnell, the Ministry of Labour, the Association of Municipalities Ontario and all Ontario municipalities.

☒ CARRIED☐ DEFEATED☐ POSTPONED


Mayor Ian McLeod

Recorded Vote:	Yes	No
Mayor McLeod	___	___
Deputy Mayor Prevost	___	___
Councillor McKenzie	___	___
Councillor Bougie	___	___
Councillor Warden	___	___

CERTIFIED A TRUE COPY


Kelli Campeau, Clerk

2018-09-06
Date



September 6, 2018

In This Issue

- Announcing the 2019 Councillor Training workshops.
- Getting the most out of Facebook.
- Managing trolls, negative comments & really angry people.
- Media relations and social media orientation for new councils.
- What to look for in natural gas retail contracts.
- Upcoming LAS facility lighting webinar.
- Rural Ontario Institute seeks partners for municipal internships.
- Careers with Clarence-Rockland, York Region, Bruce County and Parry Sound.

Eye on Events

The demanding arena for elected officials requires knowledge and skills and a way to keep current. AMO is here to help! For the new council term ahead AMO is pleased to offer three in-person training sessions: Municipal Leadership Essentials (November, 2018); As a Member of Council What You Need to Know (February/March, 2019) and Land Use Planning: Beyond the Basics (February/March, 2019). Learn more about the training program and register today! Don't forget to check out our bundle and save discounts.

Facebook remains the dominant social media platform globally, but the channel itself is evolving and changing – will it impact your use of the channel? Join us September 12 from 12:00 pm to 1:00 pm for a webinar that will help you understand how to leverage the platform to effectively engage your community, create compelling content, and measure your impact. [Click here to register today.](#)

Unfortunately, social media is not always used for good. Municipal staff and elected officials are regularly challenged by angry Facebook groups, harmful posts, and online ranting that often doesn't go away easily. On October 10 AMO hosts a webinar that will help you move away from the emotion of the moment and make wise decisions to respond (or not) in a way that is helpful, not harmful. Drawing from true examples, you'll get practical advice to maintain a positive reputation and come out ahead. [Click here to register today.](#)

Redbrick Communications is delivering [media and social media training](#) for elected officials and municipal Councils in late 2018 and 2019. Workshops for individuals will be available across Ontario, and Redbrick is booking in-house sessions.

LAS

Have you ever had a knock at the door where an energy retailer offers you a “cheaper” rate? While the rate may indeed be attractive, there are a number of other [things to consider](#) before signing a natural gas retail contract.

LAS recently expanded its LED turnkey lighting service to include options for all of your municipal facilities. Join us for a FREE webinar on Tuesday September 11th at 1:00 pm to learn how an LED lighting upgrade can reduce energy usage and save your municipality money. [Register today!](#)

Municipal Wire*

The Rural Ontario Institute is now accepting [Expressions-of-Interest](#) from prospective municipal partners. Leverage support to implement youth engagement strategies through municipal internships. Deadline to submit Expressions of Interest: November 16, 2018.

Careers

[Project Coordinator, Infrastructure and Planning Services / Coordonnateur\(trice\) de Projets Services d'infrastructure et aménagement du territoire - Cité de Clarence-Rockland / City of Clarence-Rockland](#)

Interested candidates are requested to submit their résumé marked "Employment offer, Project Coordinator" before 4:00 p.m., September 20th, 2018 to: Sophie Roussel, Human Resources, City of Clarence-Rockland, 1560 Laurier Street, Rockland, ON K4K 1P7, hr@clarence-rockland.com.

[Program Manager, Urban Forestry #22864 - York Region](#). Reports to: Manager, Natural Heritage & Forestry. Department: Environmental Services, Environmental Promotion & Protection Branch. Location: Newmarket. Position status: Temporary, Full-time, approximately 24 months. Please [apply online](#) by September 13, 2018, quoting competition #22864.

[Children's Services Manager - County of Bruce](#). Reports to Director, Human Services. Location: Walkerton. Applications are being accepted through the Employment Office [website application process](#). Deadline for applications is midnight, 12:00 pm on September 24, 2018.

[Clerk - Executive Assistant \(EA\) - Town of Parry Sound](#). Please submit by email only, your covering letter and resume in one document under the subject line "[your name] Clerk / EA Application", by 9 AM on Tuesday, September 27, 2018 to: Rob Mens, CAO, Town of Parry Sound at rmens@townofparrysound.com.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

AMO Contacts

[AMO Watch File](#), Tel: 416.971.9856

[Conferences/Events](#)

[Policy and Funding Programs](#)

[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

[Media Inquiries](#), Tel: 416.729.5425

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



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Association of Municipalities of Ontario
200 University Ave. Suite 801, Toronto ON Canada M5H 3C6
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September 13, 2018

In This Issue

- Register for the used tires webinar
- Webinar on accessible, inclusive communities.
- Timmins Investment Basics session fast approaching.
- Tailor-made workshops designed to fit your needs.
- Facility Lighting Service webinar replay.
- Rural Ontario Institute seeking partners for the Measuring Rural Community Vitality.
- Micro-hydro and waterpower in Ontario communities.
- Careers with Essex County, Perth County and Kitchener.

AMO Matters

The Used Tires program in Ontario is changing which will affect most municipalities. Join our [Free Webinar](#) on September 25 to learn more.

Provincial Matters

Join the Ministry for Seniors and Accessibility on September 26 for a [free webinar](#) featuring 2 accessibility champions who go above and beyond Ontario's accessibility laws to make communities more inclusive. Brent Kittmer, CAO/Clerk, Town of St. Marys, will discuss the experience of reconstructing their main street within a heritage conservation district while also integrating accessibility upgrades. Luke Anderson, Executive Director and founder of The Stopgap Foundation, will talk about the StopGap program to improve access by creating one-step ramps that are used in communities across Ontario.

Eye on Events

The 2nd [Investment Basics & Beyond](#) workshop is just around the corner. Join members of ONE Investment in Timmins for this full day session covering the basics of municipal investing, and new legislation pertaining to the prescribed list of investments and the Prudent Investor Standard. [Register today](#) or [download the registration PDF](#).

LAS

[LAS Energy Workshops](#) are made to order. Simply tell us the topics, time and date, and we will deliver. Train your staff on what they need to know. Now booking for fall and winter Energy Efficient Building Operations workshops. Contact [Christian Tham](#) for more information.

On September 11th, 2018, LAS held a [Facility Lighting Service webinar](#) to provide an overview of its newly expanded LED lighting offering to Ontario municipalities. If you didn't get a chance to attend, a recording of the session is now available for viewing.

Municipal Wire*

Are you currently reporting on community vitality and mobilizing community action? ROI is [looking to work with municipalities](#) that are willing to document and share their successes and failures to a broader audience.

Building on the micro-hydro power session at the AMO Conference in Ottawa, the Ontario Waterpower Association is inviting AMO members to its [annual conference](#) in Niagara-on-the-Lake, October 29-31. AMO members will receive a special discount by using the coupon code AMO100.

Careers

Chief of Paramedic Services - County of Perth. The Chief of Paramedic Services works as a member of the senior management team and is responsible for the overall operation of land ambulance services in the County of Perth. For more information and to apply directly go to [Perth County Career opportunities](#). Position closing date is currently September 28 at 4 pm.

Director Infrastructure Services/County Engineer - County of Essex. As the leader of the Infrastructure Services department, you will have responsibility for the planning, engineering, construction, administration and maintenance activities required to manage the over 1,500 lane kilometers of the County road network and facility operations. Qualified applicants are invited to [apply online by visiting the Career Opportunities](#) section of [our website](#) no later than Monday September 24, 2018.

Director, Corporate Communications & Marketing - City of Kitchener. It is anticipated that shortlisting of candidates for interviews will take place around the first week of October with interviews being conducted towards the middle-end of October. If interested in exploring this further and for a complete position profile, please contact Kartik Kumar, Managing Director at Legacy Executive Search Partners, at 416.271.4397 or kartik.kumar@lesp.ca.

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THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Moved by: _____ Date: September 24, 2018

Seconded by: _____ Resolution No.: _____

Item No. 10A

WHEREAS the Town of Halton Hills has a rural area containing agricultural, rural, residential, and other complimentary uses;

AND WHEREAS it is important to the Town's long term planning for its rural area that appropriate land uses locate therein;

AND WHEREAS the Town has an important prestige industrial area known as the Premier Gateway;

AND WHEREAS it is important to the Town's long term planning for the Premier Gateway that appropriate land uses locate therein;

AND WHEREAS on October 19, 2018 the Federal Cannabis Act will come into force, thereby legalizing the recreational cultivation and production of cannabis in Canada, provided a license is obtained from the Government of Canada;

AND WHEREAS there has been interest from business owners to establish Cannabis Production Related Uses in the Town;

AND WHEREAS the Council of the Town of Halton Hills wishes to consider the appropriate location, regulations and standards for Cannabis Production Related Uses;

AND WHEREAS the Council of the Town of Halton Hills deems it appropriate that the issue of Cannabis Production Related Uses be studied prior to the enactment of any measures pertaining to such uses;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Halton Hills directs staff to complete a study of Cannabis Production Related Uses in the Town, which study shall provide recommendations with respect to the identification, appropriate location, regulations and standards for such uses and their compatibility with other uses.

Mayor Rick Bonnette



BY-LAW NO. 2018-0061

A By-law to Amend Zoning By-law 57-91, as amended by By-law 00-138, for the lands described as Part of Lot 15, Concession 7, Town of Halton Hills, Regional Municipality of Halton
13584 Steeles Avenue

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O.1990, as amended;

AND WHEREAS on September 24, 2018, Council for the Town of Halton Hills approved Report No. PLS-2018-0076, dated September 19, 2018, in which certain recommendations were made relating to amending Zoning By-law 00-138;

AND WHEREAS Council has recommended that Zoning By-law 57-91, as amended by By-law 00-138, be amended as hereinafter set out;

AND WHEREAS said recommendation will conform to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Section 13 of Zoning By-law 57-91, as amended by By-law 00-138, is hereby further amended by adding a new subsection 13.137 which shall provide as follows:

13.137 Notwithstanding any provisions of said By-law 57-91, as amended by By-law 00-138, to the contrary, the use of the lands described as Part of Lot 15, Concession 7, Town of Halton Hills, Regional Municipality of Halton, municipally known as 13584 Steeles Avenue (Esquesing), as shown on Schedule "1" attached to and forming part of this By-law, shall include for a period up to and including December 31, 2019:

- i. A parking lot to accommodate overflow parking from the Toronto Premium Outlet Mall site (13850 Steeles Avenue & 7915 Trafalgar Road). The parking lot shall be exempt from the provisions of the following Sections of Zoning By-law 57-91, as amended by By-law 00-138:

7.6.3.10 Minimum landscape open space 10% of lot area;

7.6.3.11(i) Minimum Planting Strip Width Abutting Steeles Avenue 3 metres;

7.6.3.11(iii) Minimum Planting Strip Width Abutting any other street 3 metres; and

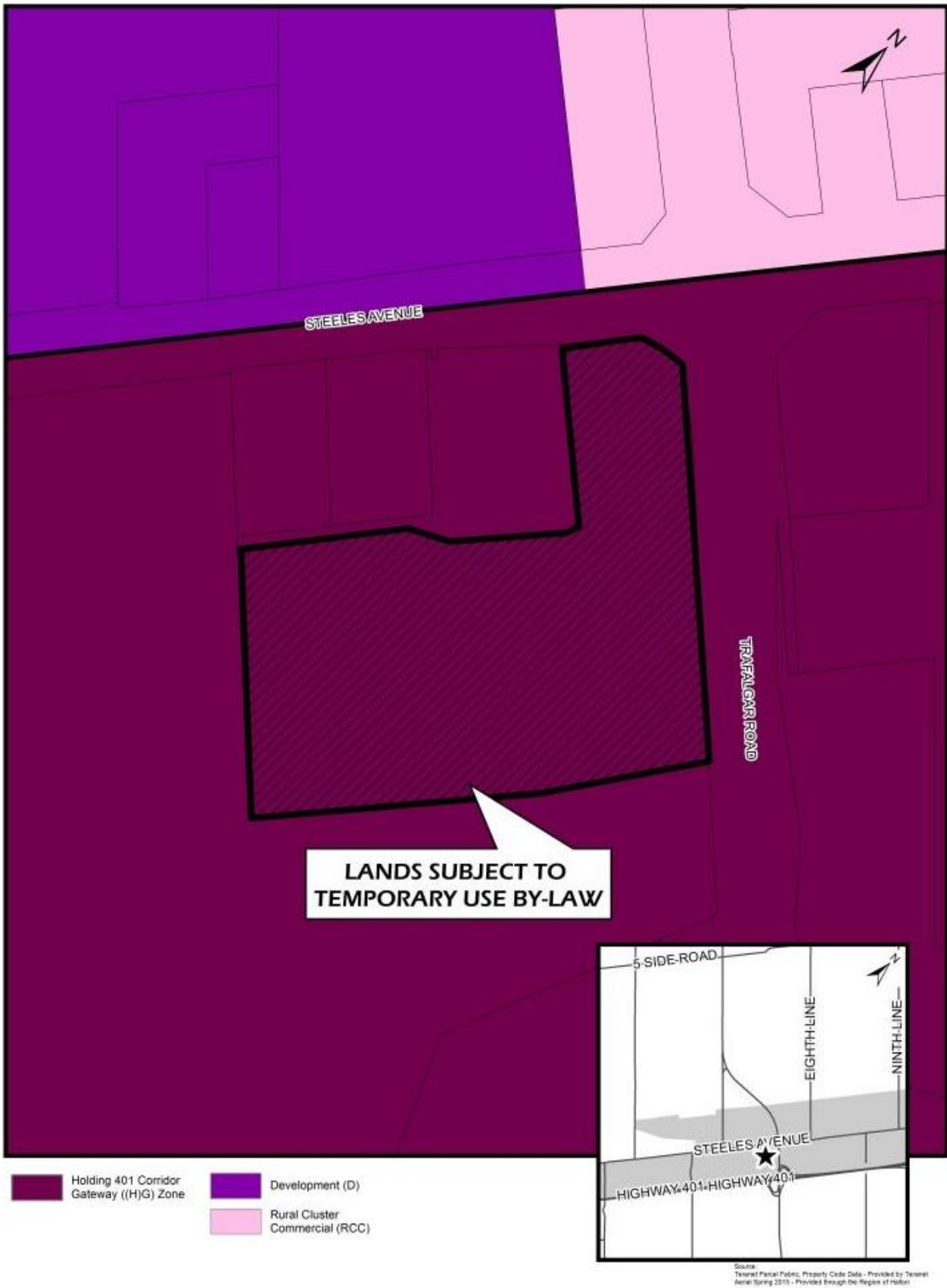
7.6.3.13(ii) Parking shall not be located in any required yard abutting a non-industrial lot.

BY-LAW read and passed by the Council for the Town of Halton Hills this 24th day of September, 2018.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

SCHEDULE 1 to By-law 2018-0061





BY-LAW NO. 2018-0062

A By-law to impose interim control on the use of land, buildings or structures for Cannabis Production Related Uses within the Agricultural (A) and Protected Countryside (PC, PCNHS2) zones under Zoning By-law 2010-0050, with the exception of properties zoned Agricultural (A) within the Georgetown Urban Area as shown on Schedule A1 and A2 of the Halton Hills Official Plan; and all lands zoned Prestige Industrial M7, Holding Prestige Industrial (H)M7, and Holding Gateway (H)G, under Zoning By-law 57-91, as amended, and zoned RU-EMP (14) under Zoning By-law 2010-0050, within the Town of Halton Hills.

WHEREAS Section 38 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended, authorizes the Council of a municipality to pass an Interim Control By-law for a period of time, prohibiting the use of land, buildings, or structures for purposes set out in the By-law, where the Council has directed that a review or study be undertaken in respect of land use planning policies in the municipality, or any defined area(s) thereof;

AND WHEREAS Council of the Corporation of the Town of Halton Hills has passed a resolution directing that a Cannabis Production Related Uses Study be completed to review land use policies related to Cannabis Production Related Uses potentially locating in the Town of Halton Hills;

AND WHEREAS Council of the Corporation of the Town of Halton Hills has deemed it necessary and expedient to pass an Interim Control By-law prohibiting the use of land, buildings or structures for Cannabis Production Related Uses within the Agricultural (A) and Protected Countryside (PC, PCNHS2) zones under Zoning By-law 2010-0050, with the exception of properties zoned Agricultural (A) within the Georgetown Urban Area as shown on Schedule A1 and A2 of the Halton Hills Official Plan; and all lands zoned Prestige Industrial M7, Holding Prestige Industrial (H)M7, and Holding Gateway (H)G under Zoning By-law 57-91, as amended, and zoned RU-EMP (14) under Zoning By-law 2010-0050;

AND WHEREAS said By-law conforms to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. The lands affected by this Interim Control By-law are all those lands in the Town of Halton Hills within the Agricultural (A) and Protected Countryside (PC, PCNHS2) zones under Zoning By-law 2010-0050, with the exception of properties zoned Agricultural (A) within the Georgetown Urban Area as shown on Schedule A1 and A2 of the Halton Hills Official Plan; and all lands zoned Prestige Industrial M7, Holding Prestige Industrial (H)M7, and Holding Gateway (H)G under Zoning By-law 57-91, as amended, and zoned RU-EMP (14) under Zoning By-law 2010-0050.
2. Notwithstanding any provisions to the contrary, if any, in Sections 9.1, 9.2, 10.1 and 10.2, of Zoning By-law 2010-0050, as amended; and Section 13.102.1 and Section 7.5, under Section 13.102.2 of Zoning By-law 00-138, as amended, no land, building or structure shall be used for "Cannabis Production Related Uses" on the lands described in Section 1 of this By-law.

3. For the purposes of this By-law the following definitions apply:

a. "Cannabis Production Related Uses" means:

Any use involving the growing (cultivation), processing, testing, destroying, storing or distribution of marijuana or cannabis, with the exception of personal use allotments permitted under the Cannabis Act for recreational purposes.

4. Where any conflict exists between the provisions of this By-law and any other By-law of the Corporation of the Town of Halton Hills, this By-law shall prevail.

5. This By-law shall come into force and take effect immediately upon the passing thereof and shall be in effect for one year from the date of passing of this by-law, unless, otherwise extended in accordance with the provisions of the *Planning Act* or repealed by Council earlier.

BY-LAW read and passed by the Council for the Town of Halton Hills this 24th day of September, 2018.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones



BY-LAW NO. 2018-0063

A By-law to to remove the Holding (H2) Provision from Zoning By-law 2010-0050, as amended, for lands described as PT LT 26, CON 1 ESQ, AS IN 713656 EXCEPT PT 3 & 4 20R9935; PT LT 26, CON 1 ESQ, PART 2, 20R9935, Town of Halton Hills, Regional Municipality of Halton, municipally known as 13066 Dublin Line (Esquesing)

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS notice of removal of the Holding (H2) Provision has been provided in accordance with the regulations of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS Council has recommended that the Holding (H2) Provision be removed from Zoning By-law 2010-0050, as amended, as hereinafter set out;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

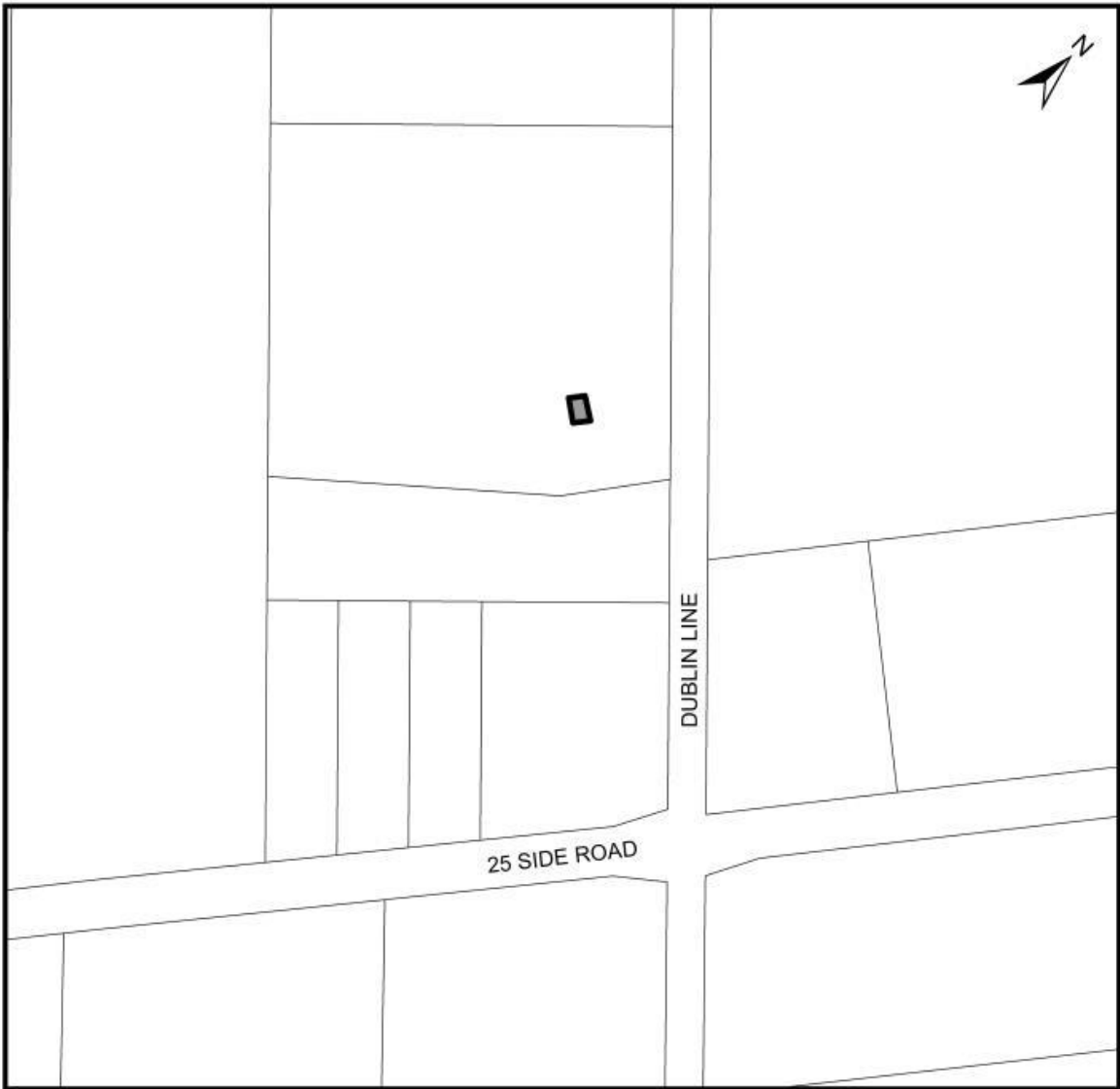
1. That Schedule "A2" of Zoning By-law 2010-0050, as amended, is hereby further amended by removing the Holding (H2) Provision for the lands described described as PT LT 26, CON 1 ESQ, AS IN 713656 EXCEPT PT 3 & 4 20R9935; PT LT 26, CON 1 ESQ, PART 2, 20R9935, Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule "1" attached to and forming part of this By-law; and
2. This By-law shall become effective from and after the date of passing hereof.

BY-LAW read and passed by the Council for the Town of Halton Hills this 24th day of September, 2018.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

SCHEDULE 1 to By-law 2018-0063



Legend

 Holding Provision (H) to be removed.



BY-LAW NO. 2018-0064

A By-law to adopt the proceedings of the Special Council Meeting held on the 24th day of September 2018 and to authorize its execution.

WHEREAS Section 5(3) of *The Municipal Act*, 2001, c.25, as amended, provides that Council's powers shall be exercised by by-law;

AND WHEREAS certain actions of Council do not require the enactment of a specific by-law;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. Subject to Paragraph 3 of this by-law, the proceedings of the above-referenced Council meeting, including all Resolutions, By-laws, Recommendations, Adoptions of Committee Reports, and all other motions and matters decided in the said Council Meeting are hereby adopted and confirmed, and shall have the same force and effect, as if such proceedings were expressly embodied in this by-law.
2. The Mayor and Clerk are hereby authorized to execute all such documents, and to direct other officials of the Town to take all other action, that may be required to give effect to the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law.
3. Nothing in this by-law has the effect of conferring the status of a by-law upon any of the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
4. Any member of Council who complied with the provisions of Section 5 of the *Municipal Conflict of Interest Act*, R.S.O. 1990, Chapter M.50 respecting the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law shall be deemed to have complied with said provisions in respect of this by-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this 24th day of September 2018.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES