

AGENDA

COUNCIL MEETING

Monday, May 6, 2019, 6:00 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	
6:00 p.m. Council Chambers	
2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS	
3. RECESS AT THE CALL OF THE CHAIR	
4. RECONVENE INTO OPEN SESSION	
5. NATIONAL ANTHEM	
6. ANNOUNCEMENTS	
7. EMERGENCY BUSINESS MATTERS	
8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST	
9. COUNCIL DELEGATIONS/PRESENTATIONS	
10. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL	
1. Minutes of the Council Meeting held on April 15, 2019.	5
2. Minutes of the Council Workshop (Ward Meeting's Concept) held on April 15, 2019.	16
3. Minutes of the Council Workshop (Regional Official Plan Review) held on April 25, 2019.	19
4. Confidential Minutes of the Council Meeting held on April 15, 2019.	

5. Confidential Minutes of the Council Workshop held on April 15, 2019.
6. Confidential Minutes of the Council Workshop held on April 25, 2019.

11. GENERAL COMMITTEE

COUNCIL TO CONVENE INTO GENERAL COMMITTEE

Councillor C. Somerville, Chair

Vet Reports to be considered at General Committee

1. Public Meetings / Hearings

a. 6:15 PM PUBLIC MEETING

Destination Downtown Secondary Plan

(Refer to Item No. 11.3.a of this Agenda, Report No. PLS-2019-0032)

b. 7:00 PM PUBLIC MEETING

Cannabis Cultivation and Processing.

(Refer to Item No. 11.3.b of this Agenda, Report No. PLS-2019-0029)

2. Delegations/Presentations regarding items in General Committee

3. Municipal Officers Reports to be Considered by General Committee

All Reports and Memorandums considered in General Committee are deemed “Emergency Action Items” or “For Information Items” which require final disposition by Council at this meeting.

Reports will be automatically held if there is a presentation, delegation, or public meeting on the matter.

a. REPORT NO. PLS-2019-0032 (AUTOMATIC HOLD)

22

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0032 dated April 23, 2019 regarding Destination Downtown Draft Secondary Plan – Public Meeting Report.

b. REPORT NO. PLS-2019-0029 (AUTOMATIC HOLD)

137

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0029 dated April 15, 2019 regarding Cannabis Cultivation and Processing in Halton Hills – Statutory Public Meeting Report.

c.	REPORT NO. ADMIN-2019-0018	144
	OFFICE OF THE CAO REPORT NO. ADMIN-2019-0018 dated April 30, 2019 regarding Nomination to the CTC Source Water Protection Committee.	
d.	MEMORANDUM NO. PLS-2019-0003	147
	PLANNING AND SUSTAINABILITY MEMORANDUM NO. PLS-2019-0003 dated April 18, 2019 regarding Award of Request for Proposal RFP P-017-19 for the Corporate Energy Plan Update.	
e.	MEMORANDUM NO. TPW-2019-0012	150
	TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-0012 dated April 15, 2019 regarding Road Occupancy Permit - Disposal Containers & Construction Supplies Permit Application Awareness.	
4.	Adjourn back into Council	
12.	REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL	
13.	REPORTS OF THE STANDING COMMITTEES (ADOPTION / RECEIPT OF MINUTES & RECOMMENDATIONS)	
1.	Report of the Community and Corporate Affairs Committee meeting held on April 29, 2019.	154
2.	Report of the Planning, Public Works and Transportation Committee meeting held on April 30, 2019.	157
14.	RECEIPT OF MINUTES OF ADVISORY/SPECIALCOMMITTEES	
1.	Minutes of the Heritage Halton Hills Committee Meeting held on April 17, 2019.	160
2.	Minutes of the Halton Hills Public Library Board Meeting held on March 13, 2019.	164
15.	PETITIONS/COMMUNICATIONS/MOTIONS	
1.	Motion regarding Climate Change.	169
2.	Motion regarding Services for Families and Individuals with Autism Spectrum Disorder.	173
3.	Motion regarding Provincial Cutbacks to Funding for Conservation Authorities.	175
4.	Motion regarding Committee Appointments	177

16. ADVANCE NOTICE OF MOTION

Motion(s) to be brought forward to the next meeting of Council.

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution prepared to receive the General Information Package dated May 6, 2019, for information.

18. MOTION TO APPROVE CLOSED SESSION ITEMS

(Council to reconvene into Closed Session if required)

19. CONSIDERATION OF BYLAWS

1. BY-LAW NO. 2019-0021

178

A By-law to provide for the levy and collection of rates or levies required for the Town of Halton Hills for the year 2019 and to provide for the mailing of notices for the payment of taxes.

(Recommendation No. CCA-2019-0037, Report No. CORPSERV-2019-0024)

2. BY-LAW NO. 2019-0022

193

A by-law to authorize the Mayor and Clerk to enter into a Transfer Payment Agreement with the Ministry of Transportation for the Public Transit Infrastructure Fund.

(Resolution No. 2017-0053, Report No. P&I-2017-0030 adopted by Council on March 20, 2017)

3. BY-LAW NO. 2019-0023

194

A By-law to adopt the proceedings of the Council Meeting held on the 6th day of May, 2019 and to authorize its execution.

20. ADJOURNMENT



MINUTES

COUNCIL MEETING

MONDAY, APRIL 15, 2019

The Town of Halton Hills Council met this 15th day of April, 2019, in the Council Chambers, 1 Halton Hills Drive Town Hall, commencing at 4:55 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, Councillor J. Fogal, Councillor M. Albano, Councillor J. Hurst, Councillor T. Brown, Councillor B. Lewis, Councillor W. Farrow-Reed, Councillor M. Johnson, Councillor B. Inglis, Councillor A. Lawlor

REGRETS: Councillor C. Somerville

STAFF PRESENT: W. Harris, Acting Chief Administrative Officer;
(Open Session) S. Jones, Clerk & Director of Legislative Services,
C. Mills, Commissioner of Transportation & Public Works,
J. Linhardt, Commissioner of Planning & Sustainability,
H. Olivieri, Chief & Commissioner of Fire Services,
M.J. Leighton, Manager of Accounting and Town Treasurer,
G. Cannon, Chief Librarian,
V. Petryniak, Deputy Clerk

*** Denotes Change From Council Agenda**

1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 4:55 p.m. in the Council Chambers.

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

Resolution No. 2019-0070

Moved by: Councillor M. Johnson

Seconded by: Councillor M. Albano

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

2.1 Art Skidmore, President and CEO of Halton Hills Community Energy Corporation

Presentation to Council regarding a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value (Halton Hills Community Energy Corporation - 2019 Business Plans).

CARRIED

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 5:15 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2019-0071

Moved by: Councillor J. Fogal

Seconded by: Councillor M. Albano

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 National Volunteer Week

Mayor R. Bonnette announced that April 7th to 13th was National Volunteer Week. On behalf of members of Council Mayor R. Bonnette extended a sincere thank you to the over 1500 volunteers that support local programs, events and organizations within our community.

6.2 Ian Troop Recipient of the Sovereign's Medal for Volunteers

Mayor R. Bonnette announced that Ian Troop is the recipient of the Sovereign's Medal for Volunteers. This medal is a prestigious award that recognizes the exceptional volunteer achievements of Canadians from across the country.

7. EMERGENCY BUSINESS MATTERS

7.1 Motion regarding Donation to the Concerned Residents Coalition.

(Listed under Item 15 - PETITIONS/COMMUNICATIONS/MOTIONS as Item No. 15.2)

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

There were no disclosures.

9. COUNCIL DELEGATIONS/PRESENTATIONS

9.1 Kathleen Reinhardt, Insurance and Risk Coordinator

K. Reinhardt, Insurance and Risk Coordinator made a presentation to Council outlining the Town's insurance portfolio, challenges, mitigation measures and statistics.

9.2 Jane Hyndman, Resident of Halton Hills (Acton)

J. Hyndman, Resident of Halton Hills (Acton) made a presentation to Council regarding the 12 Church Street East (Acton) development, expressing her concerns with regards to balconies, height and privacy.

9.3 Robert Russell, Robert Russell Planning Consultants Inc.

R. Russell, Robert Russell Planning Consultants Inc. made a presentation to Council regarding the 12 Church Street East (Acton) development.

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

Resolution No. 2019-0072

Moved by: Councillor M. Albano

Seconded by: Councillor B. Lewis

THAT the following minutes are hereby approved:

10.1 Council Meeting Minutes dated March 25, 2019.

10.2 Confidential Council Meeting Minutes dated March 25, 2019.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2019-0073

Moved by: Councillor J. Fogal

Seconded by: Councillor W. Farrow-Reed

THAT Council do now convene into General Committee.

CARRIED

Councillor M. Albano assumed the role of Presiding Officer.

11.1 Public Meetings / Hearings

NIL

11.2 Delegations/Presentations regarding items in General Committee

11.2.a Warren Harris, Commissioner of Recreation and Parks

W. Harris, Commissioner of Recreation and Parks made a presentation to General Committee regarding the Recreation Fee Review.

11.3 Municipal Officers Reports to be Considered by General Committee

11.3.a RECREATION AND PARKS MEMORANDUM NO. RP-2019-0001 dated March 22, 2019 regarding Recreation Rates and Fees Strategy Update.

Recommendation No. GC-2019-0023

THAT MEMORANDUM NO. RP-2019-0001 dated March 22, 2019 regarding Recreation Rates and Fees Strategy Update be received for information.

CARRIED

11.3.b TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-00011 dated April 3, 2019 regarding Pedestrian Crossover be received for information.

Recommendation No. GC-2019-0024

THAT MEMORANDUM NO. TPW-2019-0011 dated April 3, 2019 regarding Pedestrian Crossover be received for information.

CARRIED

11.4 Adjourn back into Council

Recommendation No. GC-2019-0025

THAT General Committee do now reconvene into Council.

CARRIED

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2019-0074

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor A. Lawlor

THAT the recommendations regarding the Reports & Memorandums from the Monday, April 15th, 2019 General Committee Meeting are hereby adopted:

GC-2019-0023

GC-2019-0024

CARRIED

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

Resolution No. 2019-0075

Moved by: Councillor M. Albano

Seconded by: Councillor M. Johnson

THAT the following items are hereby approved:

13.1 Report of the Community and Corporate Affairs Committee Meeting held on April 8, 2019.

13.2 Report of the Planning, Public Works and Transportation Committee Meeting held on April 9, 2019.

13.3 Confidential Minutes of the Community and Corporate Affairs Committee Meeting held on April 8, 2019.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2019-0076

Moved by: Councillor J. Fogal

Seconded by: Councillor B. Lewis

THAT the following minutes are hereby received for information:

- 14.1 Minutes of the Site Alteration Committee Meeting held on March 26, 2019.
- 14.2 Minutes of the Halton Hills Accessibility Advisory Committee Meeting held on March 27, 2019.
- 14.3 Minutes of the Committee of Adjustment Meeting held on March 6, 2019.
- 14.4 Minutes of the Heritage Halton Hills Committee Meeting held on March 20, 2019.
- 14.5 Minutes of the Active Transportation Committee Meeting held on March 26, 2019.
- 14.6 Minutes of the Downtown Georgetown BIA Board Meeting held on March 12, 2019.
- 14.7 Confidential Minutes of the Heritage Halton Hills Meeting held on March 20, 2019.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

15.1 Motion regarding Paris Galt Moraine Conservation Act, 2019

Resolution No. 2019-0077

Moved by: Mayor R. Bonnette

Seconded by: Councillor J. Hurst

WHEREAS the Paris and Galt moraines cut across several municipalities: Peel Region, Wellington County, the City of Guelph, Region of Waterloo, Norfolk County, Brant County and Halton Region; and three Conservation Authorities: Grand River Conservation Authority, Credit Valley Conservation Authority and Conservation Halton;

AND WHEREAS Municipalities within the Grand River watershed are dependent on groundwater as the source of municipal drinking water and are designated as urban growth centres in the Province's Growth Plan for the Greater Golden Horseshoe, 2017, namely Guelph, Cambridge, Kitchener and Waterloo;

AND WHEREAS critical primary recharge areas in the moraines require protection in order to protect the future drinking water supplies in the area;

AND WHEREAS a conservation plan for the Paris and Galt moraines would provide an important policy framework to protect the critical ecological and hydrological integrity of the area;

AND WHEREAS the inter-jurisdictional complexity of the Paris and Galt moraines warrants the assistance of provincial leadership in the development of policy for its protection.

NOW THEREFORE BE IT RESOLVED THAT Council for the Town of Halton Hills supports and endorses the passage of Bill 71, the *Paris and Galt Moraine Conservation Act, 2019*;

AND FURTHER THAT a copy of this resolution be forwarded to the Ministry of Municipal Affairs and Housing, Halton's MPP's, MPP Mike Schreiner, Conservation Halton, Credit Valley Conservation Authority, Grand River Conservation Authority, The Regional Municipality of Peel, the Regional Municipality of Waterloo, the City of Guelph, Wellington County, Norfolk County, Brant County and the Local Municipalities for their information.

Recorded Vote:

In Favour : Mayor Bonnette, Councillor Lawlor, Councillor Fogal, Councillor Hurst, Councillor Inglis, Councillor Johnson, Councillor Farrow-Reed, Councillor Lewis, Councillor Brown, Councillor Albano

Opposed: NIL

Absent: Councillor Somerville

MOTION CARRIED

15.2 Motion regarding Donation to the Concerned Residents Coalition

Resolution No. 2019-0078

Moved by: Councillor J. Hurst

Seconded by: Councillor J. Fogal

WHEREAS the Concerned Residents Coalition (CRC) is a Guelph/Eramosa Township community group, which includes Halton Hills residents, and was formed to undertake a proper assessment of the proposed Rockwood Hidden Quarry risks;

AND WHEREAS Halton Hills has serious concerns about the impact of increased truck traffic along the highway 7 corridor through downtown Acton, Georgetown and Norval;

AND WHEREAS the CRC has secured excellent legal council and witnesses who will be bringing pertinent and significant testimony to the upcoming LPAT hearing to support their opposition to this quarry, including issues related to environmental concerns, well water, fish

habitat, protection of the Paris-Galt Moraine, underwater blasting and potential fly-rock;

AND WHEREAS approval of this quarry application presents the risk that there may be future requests for expansion or additional quarry sites in the area, leading to even further increased truck traffic through Halton Hills;

AND WHEREAS the CRC is trying very hard to meet the financial challenges to pay for the case they plan to present at the LPAT hearing, having recognized that the community has given more than \$700,000 over the past 6 years, including a previous Halton Hills grant of \$15,000, but there still remains a potential deficit of approximately \$150,000;

AND WHEREAS given the enormous community support illustrated by the success of the fundraising campaign, it is important that they find the financial means to present their entire case at the hearing;

THEREFORE BE IT RESOLVED THAT the Council for the Town of Halton Hills wishes to further contribute to the CRC's campaign goal through an additional donation of \$5,000;

AND FURTHER THAT the donation of \$5,000 be funded through the Town's Tax Rate Stabilization Reserve.

Recorded Vote:

In Favour : Mayor Bonnette, Councillor Lawlor, Councillor Fogal, Councillor Hurst, Councillor Inglis, Councillor Johnson, Councillor Farrow-Reed, Councillor Lewis, Councillor Brown, Councillor Albano

Opposed: NIL

Absent: Councillor Somerville

MOTION CARRIED

16. ADVANCE NOTICE OF MOTION

Councillor J. Fogal gave notice that she will be bringing forward a motion to the May 6, 2019 Council meeting regarding a Climate Change Emergency.

Councillor M. Johnson gave notice that she will be bringing forward a motion to the May 6, 2019 Council meeting regarding Provincial Cuts to Conservation Authorities.

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2019-0079

Moved by: Councillor J. Hurst

Seconded by: Councillor W. Farrow-Reed

THAT the General Information Package dated April 15, 2019 be received.

CARRIED

18. MOTION TO APPROVE CLOSED SESSION ITEMS

Resolution No. 2019-0080

Moved by: Councillor M. Johnson

Seconded by: Councillor T. Brown

That the Presentation by Art Skidmore, President and CEO of Halton Hills Community Energy Corporation regarding a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value (Halton Hills Community Energy Corporation - 2019 Business Plans) be received.

CARRIED

19. CONSIDERATION OF BYLAWS

Resolution No. 2019-0081

Moved by: Councillor T. Brown

Seconded by: Councillor M. Johnson

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:

BY-LAW NO. 2019-0016

A By-law to appoint a Municipal Law Enforcement Officer for the purpose of Canine and Wildlife Control Services.

BY-LAW NO. 2019-0017

A By-law to adopt Amendment No. 34 to the Official Plan of the Town of Halton Hills - Town initiated Official Plan Amendment (Glen Williams Secondary Plan) to implement the recommendations of the Glen Williams Mature Neighbourhood Study.

BY-LAW NO. 2019-0018

A By-law to amend the Town of Halton Hills Comprehensive Zoning By-law 2010-0050, as amended to implement the recommendations of the Glen Williams Mature Neighbourhood Study. - **AS REVISED**

BY-LAW NO. 2019-0019

A By-law to amend Zoning By-law 2010-0050, as amended for 12 Church Street East (Acton). - **AS REVISED**

BY-LAW NO. 2019-0020

A By-law to adopt the proceedings of the Council Meeting held on the 15th day of April, 2019 and to authorize its execution.

CARRIED

20. ADJOURNMENT

Resolution No. 2019-0082

Moved by: Councillor T. Brown

Seconded by: Councillor B. Lewis

THAT this Council meeting do now adjourn at 8:01 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



MINUTES

COUNCIL WORKSHOP – WARD MEETING’S CONCEPT

APRIL 15, 2019

Minutes of the Council Workshop regarding Ward Meeting’s Concept held on April 15, 2019, at 3:31 p.m., in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills.

MEMBERS PRESENT: Mayor R. Bonnette
 Councillor J. Fogal
 Councillor M. Albano
 Councillor J. Hurst
 Councillor T. Brown
 Councillor B. Lewis
 Councillor W. Farrow-Reed
 Councillor M. Johnson
 Councillor B. Inglis
 Councillor A. Lawlor

REGRETS: Councillor C. Somerville

STAFF PRESENT: W. Harris, Acting Chief Administrative Officer
 C. Mills, Commissioner of Transportation & Public Works
 J. Linhardt, Commissioner of Planning & Sustainability
 H. Olivieri, Chief & Commissioner of Fire Services
 M. Leighton, Manager of Accounting and Town Treasurer
 G. Cannon, Chief Librarian
 S. Jones, Clerk & Director of Legislative Services
 S. Burke, Manager of Strategic Research;
 M. Van Ravens, Manager of Transportation;
 D. Emam, Communication Specialist;
 S. Mackie, Communication Specialist;
 A. Fuller, Manager of Corporate Communications;
 D. Szybalski, Manager of Economic Development, Innovation and Culture
 S. Silver, Senior Advisor Strategic Planning;
 M. Cooper, Corporate Communications Coordinator

OTHERS PRESENT: G. Pothier, G.L. Pothier Enterprises

1. OPENING OF THE COUNCIL WORKSHOP

Workshop convened in accordance with Section 6 of the Town of Halton Hills Procedure By-law No. 2015-0060, and held in Closed Session for the purpose of educating and training Members of Council regarding Ward Meeting's Concept.

2. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

No disclosures were made.

3. CONVENE INTO CLOSED SESSION

Resolution No. 2019-0067

Moved By: Councillor W. Farrow-Reed

Seconded By: Councillor B. Inglis

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

This workshop to be convened in accordance with Section 6 of the Town of Halton Hills Procedure By-law No. 2015-0060, and will be held in Closed Session for the purpose of providing information and education to Council regarding Ward Meetings' Concept.

CARRIED

Workshop convened into Closed Session at 3:31 p.m.

4. PRESENTATIONS

- 1. Opening Remarks by Alex Fuller, Manager of Communications with a presentation by Glenn Pothier, G.L. Pothier Enterprises.**

(Presentation made in Closed Session)

5. RECONVENE INTO OPEN SESSION

Resolution No. 2019-0068

Moved By: Councillor M. Albano
Seconded By: Councillor B. Inglis

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

CARRIED

Workshop reconvened into Open Session at 4:50 p.m.

6. STAFF DIRECTIONS

NIL

7. ADJOURNMENT

Resolution No. 2019-0069

Moved By: Councillor J. Fogal
Seconded By: Councillor M. Johnson

THAT this Council Workshop do now adjourn at 4:52 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



MINUTES

COUNCIL WORKSHOP – REGIONAL OFFICIAL PLAN REVIEW

APRIL 25, 2019

Minutes of the Council Workshop regarding Regional Official Plan Review held on April 25, 2019, at 9:30 a.m., in the Alcott Room, MoldMasters Sportsplex, 221 Guelph Street, Halton Hills (Georgetown).

MEMBERS PRESENT: Mayor R. Bonnette (departed at 1:35 p.m. returned at 2:25 p.m.)
 Councillor C. Somerville (departed at 1:35 p.m.)
 Councillor J. Fogal
 Councillor M. Albano
 Councillor J. Hurst
 Councillor T. Brown
 Councillor B. Lewis (departed at 1:55 p.m.)
 Councillor W. Farrow-Reed
 Councillor M. Johnson (departed at 1:55 p.m.)
 Councillor B. Inglis
 Councillor A. Lawlor

STAFF PRESENT: A. B. Marshall, Chief Administrative Officer
 S. Jones, Clerk & Director of Legislative Services
 C. Mills, Commissioner of Transportation & Public Works
 J. Linhardt, Commissioner of Planning & Sustainability
 W. Harris, Commissioner of Recreation & Parks
 J. Diamanti, Commissioner of Corporate Services
 H. Olivieri, Chief & Comm. of Fire Services
 M.J. Leighton, Manager of Accounting and Town Treasurer
 G. Cannon, Chief Librarian
 D. Szybalski, Manager of Economic Development, Innovation and Culture
 S. Silver, Senior Advisor Strategic Planning
 J. Markowiak, Manager of Development Review
 B. Parker, Manager of Planning Policy
 M. Ricci, Senior Policy Planner
 L. Bateson, Senior Administrative Assistant

OTHERS PRESENT: Russel Mathew, Hemson Consulting

1. OPENING OF THE COUNCIL WORKSHOP

This workshop to be convened in accordance with Section 6 of the Town of Halton Hills Procedure By-law No. 2015-0060, and will be held in Closed Session for the purpose of providing information and education to Council regarding Regional Official Plan Review.

2. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

No disclosures were made.

3. CONVENE INTO CLOSED SESSION

Resolution No. 2019-0083

Moved By: Councillor C. Somerville

Seconded By: Councillor M. Albano

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

This workshop to be convened in accordance with Section 6 of the Town of Halton Hills Procedure By-law No. 2015-0060, and will be held in Closed Session for the purpose of providing information and education to Council regarding Regional Official Plan Review.

CARRIED

Council convened into closed session at 9:31 a.m.

4. PRESENTATIONS

1. Opening Remarks by Staff and Presentations by Staff and Planning Consultant regarding Regional Official Plan Review.

(Presentation made in Closed Session)

5. RECONVENE INTO OPEN SESSION

Resolution No. 2019-0084

Moved By: Councillor M. Albano
Seconded By: Councillor B. Inglis

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

CARRIED

Council reconvened into open session at 3:15 p.m.

6. STAFF DIRECTIONS

NIL

7. ADJOURNMENT

Resolution No. 2019-0085

Moved By: Councillor J. Fogal
Seconded By: Councillor W. Farrow-Reed

THAT this Council Workshop do now adjourn at 3:17 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Steve Burke, MCIP, RPP, Manager of Special Projects and Research

DATE: April 23, 2019

REPORT NO.: PLS-2019-0032

RE: Destination Downtown Draft Secondary Plan – Public Meeting Report

RECOMMENDATION:

THAT Report No. PLS-2019-0032, dated April 23, 2019, regarding a Statutory Public Meeting on the Draft Destination Downtown Secondary Plan (March 2019), and Draft Downtown Urban Design Guidelines, attached as Schedules One and Two to this report, be received;

AND FURTHER THAT all agency and public comments be referred to staff to be addressed in a final recommendation report to Council on the disposition of this matter;

AND FURTHER THAT a copy of Report No. PLS-2019-0032 be forwarded to the Region of Halton.

BACKGROUND:

The purpose of this report is to provide a status update on the Destination Downtown Planning Study, and information with respect to the public open house and statutory public meeting on the Draft Downtown Georgetown Secondary Plan and Draft Downtown Georgetown Urban Design Guidelines.

The Destination Downtown Planning Study was initiated in September 2017, and has been undertaken in six phases as outlined in Figure 1. Phase 2 of the Study involved the development of a Vision and Guiding Principles, with input from the public. The final Vision and Guiding Principles are shown in Figure 2.

The last status update to Council through Report PLS-2018-0043 occurred in June 2018, in which the results of the May 2018 Public Workshop were outlined, and the Preliminary Preferred Alternative was presented for the consideration of Council. The endorsement in principle by Council of the Preliminary Preferred Alternative as the basis for the project consultant (The Planning Partnership) to complete the technical background studies and initiate preparation of the draft Secondary Plan, concluded Phase 4 of the project.

Figure 1: Destination Downtown Planning Study Process



Since June 2018, The Planning Partnership and the sub-consultants have continued work on a number of technical background studies, made minor revisions to the Preferred Planning Alternative and prepared a Draft Secondary Plan and Urban Design Guidelines.

The technical background studies are as follows:

- Heritage Conservation Strategy;
- Mobility/Parking Study;
- Functional Servicing Report;
- Scoped Natural Heritage Assessment;
- Sustainability;
- Fiscal/Market Impact.

Drafts of all of these studies have been completed in order to inform the preparation of the Draft Secondary Plan and Urban Design Guidelines, and are under review by Town staff and other agency stakeholders. It is intended that the studies will be finalized and published in advance or at the time of the final recommendation report to Council on this Study.

The final Preferred Planning Alternative, now referred to as the Demonstration Plan (and forming an Appendix to the Draft Secondary Plan) is shown in Figure 3. Some key elements of the Preferred Planning Alternative include: a Downtown Square Park, with parking accommodated underground; a walkway/open space linkage from Remembrance Park to Mill Street; an enhanced Civic Node at the Library/ Cultural Centre; a Linear Park linking the Civic Node to Park Avenue and the Silver Creek valley, and a Landmark/Gateway development at Main and Guelph Streets.

Figure 2: Destination Downtown Vision and Guiding Principles

Vision

Downtown Georgetown is a **vibrant destination** that serves the residents of Georgetown and Halton Hills and **draws visitors** from all corners of the Greater Golden Horseshoe Area.

Development will build on the **rich natural and cultural heritage** that makes Downtown Georgetown **unique** and so cherished by all who live there and visit.

Through **sustainable development** and **enhanced public realm** initiatives, Downtown Georgetown will continue to grow and offer an increasingly diverse range of places to **live, work, shop, be entertained**, and enjoy **community life** in a setting that artfully integrates old and new development into a picturesque landscape.

Guiding Principles

-  1 Ensure new development celebrates and protects the existing **built heritage character** of the downtown.
-  2 Establish a variety of beautiful **public gathering spaces** to support cultural events, festivals and community life throughout the year.
-  3 Create **vibrant, safe and comfortable pedestrian-oriented streets** that enhance mobility for pedestrians, cyclists and drivers and support existing and future transit.
-  4 Promote a **mix of uses** in a variety of **building forms**, including a range of housing types and opportunities for retail, commercial and community uses.
-  5 Protect and enhance **natural features** while broadening opportunities for public access, enjoyment, education and stewardship.
-  6 Demonstrate **high-quality design** in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods.
-  7 Incorporate **sustainable development and construction** practices to maximize resource conservation.

Figure 3: Preferred Planning Alternative (i.e. Demonstration Plan)



The Draft Secondary Plan and Urban Design Guidelines have been reviewed by the project Technical Advisory Committee and Steering Committee (comprised of members of Council and representatives of the Downtown Georgetown BIA, Heritage Halton Hills, Halton Hills Chamber of Commerce, Active Transportation Committee, the cultural sector, and residents and business owners of the Downtown Area).

The Destination Downtown Planning Study is now in Phase 6. The next step is the May 6, 2019 drop-in open house and statutory public meeting. All public input received will be considered, together with all public agency input, and revisions made to the Draft Secondary Plan and Urban Design Guidelines, as appropriate. It is anticipated that Phase 6 will conclude with a final recommendation report to Planning, Public Works and Transportation Committee and Council in June/July 2019.

COMMENTS:

Draft Secondary Plan:

The Draft Secondary Plan is organized as follows:

1. Introduction

This section provides the geographic context for the Plan and identifies the maps (schedules) and appendices that are included.

2. Vision and Principles

This section contains the Vision and Guiding Principles developed through the Study process to guide development of the Secondary Plan.

3. Objectives for a Successful Downtown

This section contains overall themes aligned with the Vision and Guiding Principles and detailed objectives flowing from those themes. The themes are:

- A Complete Community
- A High-Quality Downtown
- A Healthy Downtown
- A Viable Downtown

4. Growth Management

This section sets out the 2041 time horizon of the Plan, and indicates the 2041 planned targets, expected to result in:

- an increase of 150 jobs and 7,500 square metres of non-residential (i.e. commercial or institutional) floor space; and,
- an increase of 1,200 dwelling units and 2,650 residents.

5. Land Use Designations

This section of the Plan sets out the proposed land use designations shown on the Land Use Plan Schedule (i.e. map), based on:

- Identifying the existing structure of the Downtown and determining where new development should be focused;
- protecting and enhancing the character of the historic Main Street;
- promoting the Downtown as a focal area for investment in commercial, institutional, cultural, entertainment and residential uses;
- ensuring that new development is compatible with existing character;
- promoting new programs and financial mechanisms to ensure a high standard of urban design, while reducing development costs
- ensuring that public sector improvements are undertaken within a comprehensive design and implementation program; and,
- encouraging the Town to partner with the public and private sector to promote innovative housing and development techniques to produce housing affordable to Halton Hills residents.

This section also explains that the Demonstration Plan (i.e. Preferred Planning Alternative) provides an example of how the Downtown may develop comprehensively, with respect to built form, height distribution, and potential locations for park spaces and open space linkages.

The proposed land use designations are: Historic Main Street Area; Downtown Regeneration Area; Downtown Neighbourhood Area; Greenlands Area; and, Major Parks and Open Space Area. The latter two designations are identical to, and defer to the policies of, designations in the parent Halton Hills Official Plan.

The proposed **Historic Main Street Area** designation centres on Main Street between Park Avenue and Guelph Street, and is intended to continue to function as the focal point for commerce and hospitality in Georgetown, within a context of historic preservation, while encouraging adaptive re-use of existing buildings, redevelopment, and intensification, where appropriate. Table 1 identifies the diverse range of, in particular, non-residential uses to be permitted in this designation.

The proposed **Downtown Regeneration Area** designation is situated on the east side of Main Street extending to Guelph Street and the Silver Creek valley, bordering the GO Station Area/Mill Street Corridor Secondary Plan/Intensification Area. This area is intended to be the focus of significant development in the form of higher density residential uses and greater building height, together with complementary commercial and/or institutional uses.

Table 1: Proposed Land Use Designations and Permitted Uses

Land Use Designation	Permitted Residential Land Uses	Permitted Non-Residential Land Uses
Historic Main Street Area	<ul style="list-style-type: none"> • Residential apartments and townhouse dwellings; • Communal/ special needs housing. 	<ul style="list-style-type: none"> • Bed and breakfast establishments; • Home occupations and live-work uses; • Day care facilities; • Retail and service commercial uses; • Restaurants and Hotels; • Places of worship and other institutional uses; • Cultural, administrative, recreational and entertainment uses; • Private and commercial schools; • Libraries, museums and art galleries; • Commercial and professional offices; • Parking facilities at-grade or in-structure; • Parks and urban squares; • Public use/public and private utilities.
Downtown Regeneration Area	<ul style="list-style-type: none"> • Existing single-detached and semi-detached dwellings, included secondary dwelling units; • Converted dwellings; • Residential apartments; • Communal/ special needs housing. 	<ul style="list-style-type: none"> • Home occupations & live-work uses; • Bed and breakfast establishments; • Hotels and conference centres; • Commercial and professional offices; • Institutional uses; • Cultural, administrative, recreational and entertainment uses; • Parking facilities at-grade or in-structure; • Parks, community gardens and urban squares; • Public uses and public and private utilities.
Downtown Neighbourhood Area	<ul style="list-style-type: none"> • Residential uses including single-detached, semi-detached and townhouse dwellings, including secondary dwelling units; • Communal/special needs housing. 	<ul style="list-style-type: none"> • Day care facilities; • Home occupations; • Converted dwellings; • Live-work uses; • Bed and breakfast establishments; • Service commercial uses; • Professional office uses; • Parking facilities at-grade or in-structure; • Parks and urban squares; • Public uses and public and private utilities.

The proposed **Downtown Neighbourhood Area** designation is situated on the west side of Main Street , adjacent to the Park District neighbourhood. This area is intended to function as a transitional area between the Downtown Area and the adjacent mature residential neighbourhoods, and be protected from incompatible forms of development.

The Draft Secondary Plan introduces a Built Form Schedule (i.e. map), which is not found in other Halton Hills Secondary Plans, but is appropriate for an existing development (i.e. intensification) context, in which the built form and urban design of new development is as important, if not more important, than the uses permitted.

The proposed Built Form categories are: Low-Rise Buildings; Mid-Rise I Buildings; and Mid-Rise II Buildings. The **Low-Rise Buildings** are primarily, but not exclusively permitted in the Downtown Neighbourhood Area designation. The **Mid-Rise I Buildings** are primarily, but not exclusively permitted in the Historic Main Street Area designation. The **Mid-Rise II Buildings** are primarily, but not exclusively, permitted in the Downtown Regeneration Area.

Table 2 identifies the minimum and maximum building heights permitted in each category, and what maximum height is permitted ‘as of right’ versus only through bonusing under Section 37 of the Planning Act, in order to obtain public benefits. The Draft Secondary Plan also contains policies to ensure new development respects the character of existing development, and the site is designed to address parking and landscaping, and consistency with the Draft Urban Design Guidelines.

Table 2: Proposed Built Form categories and Permitted Building Heights

Built Form	Permitted Building Height
Low-Rise Buildings	<ul style="list-style-type: none"> Maximum of 3 storeys
Mid-Rise I Buildings	<ul style="list-style-type: none"> Minimum of 3 storeys and maximum of 6 storeys; 4 storeys ‘as of right’ and up to 6 storeys through bonusing (Section 37 of the Planning Act)
Mid-Rise II Buildings	<ul style="list-style-type: none"> Minimum of 6 storeys and maximum of 12 storeys; 6 storeys ‘as of right’ and up to 12 storeys through bonusing (Section 37 of the Planning Act)

6. Urban Design Policies

This section of the Plan contains detailed urban design policies intended to create an attractive Downtown, in keeping with the ‘place making’ direction set out by Council for the Study, and complementary to the associated Draft Urban Design Guidelines, which development must be consistent with. This includes: high quality architecture; a well-defined public realm and open space network of trails, park spaces and sidewalks; and a pedestrian-oriented, transit-supportive and cyclist-oriented development pattern. Proposed policies are included for:

- Heritage design;
- Building design, including architectural quality, landmark buildings, gateways, compatible development, and development transition;
- Design of the Public Realm, including streetscapes, and park spaces; and,
- Sustainable Design for buildings; park spaces and streetscapes, storm water management, and other opportunities.

The Plan proposes a new parks typology appropriate for an urban intensification context of: Urban Squares; Pocket Parks; Sliver Parks; and Enhanced Connecting Links.

7. Mobility Policies

This section of the Plan contains policies pertaining to:

- The Street Network;
- Public Transit;
- Active Transportation;
- Multi-Use Trails;
- Transportation Demand Management; and,
- Parking.

The policies are complemented with an Active Transportation Plan schedule (i.e. map).

8. Implementation Policies

This section of the Plan contains policies linking the Draft Secondary Plan to complementary plans or initiatives, such as: the Community Improvement Plan (CIP); Downtown Business Improvement Area (BIA); and an opportunity to consider a Heritage Conservation District under Part IV of the Ontario Heritage Act for a portion of the Downtown with the greatest concentration of heritage buildings.

Also included are policies addressing:

- Site Plan Control,

- Height Bonus in exchange for park or streetscape improvements, public art, community service facilities, library improvements, affordable housing, heritage building conservation, or achievements in sustainability; and,
- Parkland Dedication in an urban intensification context, including application of the proposed new parks typology.

Draft Urban Design Guidelines:

This document works together with the Draft Secondary Plan, although not a statutory document, and is organized as follows:

- Design Objectives;
- Design Guidelines for the Public Realm, including:
 - Streetscapes, with specific direction for Main Street (divided into sections), Guelph Street; Mill Street; Church Street; and Local Streets
 - Park Spaces, with specific direction for Urban Squares, Pocket Parks; Sliver Parks; and Connecting Links;
- Design Guidelines for the Private Realm, including:
 - Buildings; addressing architectural variety/quality, compatible development and transition (i.e. use of angular planes), Gateways and Landmark sites, Low-Rise, Mid-Rise I and Mid-Rise II Buildings, and Buildings in the Historic Main Street, Downtown Regeneration and Downtown Neighbourhood Areas ;
 - Heritage Design, including the identification of the **Historic** Heart of the Downtown and a broader **Heritage Character Area**, with general heritage guidelines, and specific guidelines for each these individual areas;
- Other Key Design Elements for:
 - Parking, Loading and Service Facilities;
 - Lighting; and,
 - Signage.

RELATIONSHIP TO STRATEGIC PLAN:

The Destination Downtown Planning Study relates to a number of the nine Strategic Directions of the Town Strategic Plan. The Study relates extensively to the following Strategic Directions:

- Foster A Healthy Community
- Foster a Prosperous Economy
- Preserve, Protect and Promote Our Distinctive History

- Achieve Sustainable Growth
- Provide Sustainable Infrastructure & Services
- Provide Responsive, Effective Municipal Government

In particular, the Study has reinforced the importance of the following Strategic Objectives:

- C.6** To maintain and enhance our historic downtowns and vibrant commercial areas to provide for shopping, services, cultural amenities and entertainment.
- D.2** To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas.
- G.9** To ensure that new population growth takes place by way of identifiable, sustainable, healthy and complete communities and neighbourhoods that reflect excellence in urban design.
- G.10** To promote intensification and affordable housing in appropriate locations within the Town.

Halton Hills Council has also approved the 'Top Eight' 2014-2018 Strategic Action Plan priorities for the 2014-2018 Council term. The 'Top Eight' includes Strategic Action 3 – Planning for Growth, and the following sub-actions:

3. Planning for Growth

- B.** Promote the protection and adaptive re-use of built heritage resources as part of the planning of intensification and new development areas.
- C.** Preserve the established character of stable neighbourhoods by focusing development in identified intensification areas, and utilizing 'best practices' in urban design for infill development.

FINANCIAL IMPACT:

Council has previously approved 2017 Capital Project No. 7100-22-1901 – Georgetown Downtown Secondary Plan with a budget of \$200,000.

CONSULTATION:

Technical Advisory and Steering Committee meetings were held to present and discuss the Draft Secondary Plan and Draft Urban Design Guidelines. Input provided was considered in preparation of a final Draft Secondary Plan and Urban Design Guidelines to be released for public comment. Consultation with the Region of Halton and Credit Valley Conservation is ongoing, as well as with Heritage Halton Hills and the Downtown Georgetown BIA.

PUBLIC ENGAGEMENT:

There have been three public workshops held on the Destination Downtown project to date. The first was a Visioning Workshop held on February 20, 2018. This was followed by an interactive Design Summit on April 4, 2018, and a Public Workshop on a Preliminary Preferred Alternative on May 24, 2018.

The Town's on-line public engagement platform 'Let's Talk Halton Hills' was also used to engage the public and receive input throughout the process.

Information on these workshops and the on-line engagement was provided in Reports PLS-2018-0027 and PLS-2018-0043.

SUSTAINABILITY IMPLICATIONS:

Sustainability is an important aspect of the Destination Downtown Study. A background paper has been prepared, and policies addressing sustainability have been integrated into the Draft Secondary Plan.

The sustainability implications of the Downtown Georgetown Secondary Plan will be addressed in the final recommendation report to Council.

COMMUNICATIONS:

Notification of the May 6, 2019 drop-in open house and statutory public meeting was direct mailed to all properties within the Downtown Area or within 120 metres of the Downtown Area, as well as others on the project notification list. Notice was also provided in the local newspaper.

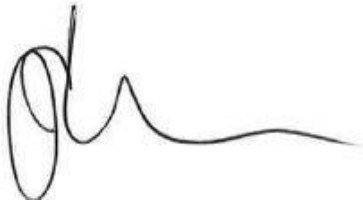
The Draft Secondary Plan and Urban Design Guidelines have been available for review on the Town website and at the Planning counter at Town Hall since April 16, 2019.

CONCLUSION:

The purpose of this report is to provide a status update on the Destination Downtown Planning Study, and information with respect to the public open house and statutory public meeting on the Draft Downtown Georgetown Secondary Plan and Draft Downtown Georgetown Urban Design Guidelines.

It is recommended that the report and the Draft Destination Downtown Secondary Plan (March 2019), and Draft Downtown Urban Design Guidelines, attached as Schedules One and Two, be received, and that all agency and public comments be referred to staff to be addressed in a final recommendation report to Council on the disposition of this matter, and that a copy of Report No. PLS-2019-0032 be forwarded to the Region of Halton

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'John Linhardt', with a stylized, flowing script.

John Linhardt, Commissioner of Planning and Sustainability

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

Brent Marshall, Chief Administrative Officer



DG

Destination
DOWNTOWN

SECONDARY PLAN

April 16, 2019

DRAFT FOR DISCUSSION



The Planning Partnership
PLAN B Natural Heritage
SCS Consulting Group
NBLC
Cole Engineering
BRAY Heritage

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1.0 INTRODUCTION

- a) Downtown Georgetown is located within the community of Georgetown, in the Town of Halton Hills, as identified on Schedule A - Location + Context.
- b) This Secondary Plan shall be read in conjunction with all of the applicable policies of the Town of Halton Hills Official Plan. Where there is a conflict between the policies of this Secondary Plan and any policies in the Official Plan, the policies of this Secondary Plan shall apply.
- c) This Secondary Plan shall be read in its entirety, and all relevant policies applied to every application for development.
- d) This Secondary Plan includes the following text, as well as:
 - i. Schedule A - Location + Context
 - ii. Schedule B - Downtown Georgetown Land Use Plan;
 - iii. Schedule C - Downtown Georgetown Built Form; and,
 - iv. Schedule D - Downtown Georgetown Active Transportation Plan.

In addition, attached to this Secondary Plan are the following Appendices:

- i. Appendix I - Downtown Georgetown Demonstration Plan;
- ii. Appendix II - Downtown Georgetown Design Guidelines; and,
- iii. Appendix III - Downtown Georgetown Cultural Heritage Resources.

The Appendices are intended to provide additional detail and clarity to the policies and Schedules of this Secondary Plan. They are Council endorsed, but are not a statutory component of this Secondary Plan.

2.0 VISION + PRINCIPLES

Today the Downtown remains the administrative, cultural and historic heart of Georgetown. It is also a residential neighbourhood, containing a significant cluster of service commercial and retail activity. The retail component generally includes smaller-scale stores that serve a 'boutique' function, serving both the local residential community, and beyond.

Downtown Georgetown includes an eclectic mixture of buildings - different styles, different scales and from different eras. The mixture of land uses varies from single detached homes to apartments and small-scale office uses. Main Street supports an inventory of historic buildings that accommodate a range of retail and service commercial land uses and restaurants.

Downtown Georgetown includes distinct districts that reflect the historic development pattern that has evolved over the past century and a half. These districts form the basis for the land use and policy framework articulated in this Secondary Plan.

New development within Downtown Georgetown will happen incrementally over the long-term. New development will take many forms and will respond to market forces, financial feasibility and political directions over many years. To achieve long-term success, it is imperative that a commitment to revitalization and redevelopment is shown by the public sector, including the Town, the Region and, where appropriate, the Province of Ontario.

Vision

Downtown Georgetown is a vibrant destination that serves the residents of Georgetown and Halton Hills and draws visitors from all corners of the Greater Golden Horseshoe Area.

New development will build on the rich natural and cultural heritage that makes Downtown Georgetown unique and so cherished by all who live there and visit.

Through sustainable development and enhanced public realm initiatives, Downtown Georgetown will continue to grow and offer an increasingly diverse range of places to live, work, shop, be entertained, and enjoy community life in a setting that artfully integrates old and new development into a picturesque landscape.

Principles

- › Ensure new development celebrates and protects the existing **built heritage character** of the Downtown.
- › Establish a variety of beautiful **public gathering spaces** to support cultural events, festivals and community life throughout the year.
- › Create **vibrant, safe and comfortable pedestrian-oriented streets** that enhance mobility for pedestrians, cyclists and drivers and support existing and future transit.
- › Promote a **mix of uses** in a variety of **building forms**, including a range of housing types and opportunities for retail, commercial and community uses.
- › Protect and enhance **natural features** while broadening opportunities for public access, enjoyment, education and stewardship.
- › Demonstrate **high-quality design** in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods.

- › Incorporate **sustainable development and construction** practices to maximize resource conservation.

3.0 OBJECTIVES FOR A SUCCESSFUL DOWNTOWN

Building upon the Vision + Principles, fundamental to realizing a successful Downtown Georgetown are a number of interrelated objectives. These objectives are as follows:

A Complete Community

- a) A complete community meets people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing including affordable housing, public services and community infrastructure including educational and recreational facilities, and a robust open space system. Convenient access to transit and options for active transportation are crucial elements of a complete community. Objectives are:
 - i. To support the creation of a complete community with easy access for all residents to a wide range of uses including shopping and restaurants, parks and open spaces, employment opportunities, educational and cultural opportunities, live-work options, mobility options, a mix and diversity of housing types, and a range of community facilities, services and amenities; and,
 - ii. To encourage the development of a complete community that includes higher intensity built forms and land uses that optimize the use of land, while maximizing the efficiency and cost effectiveness of municipal service infrastructure. Higher intensity forms of housing may also enhance life-cycle and affordable housing options.

A High-Quality Downtown

- b) A high-quality and ultimately a beautiful Downtown will include well designed buildings, streetscapes, parks and open spaces. A beautiful Downtown protects natural and cultural heritage features and viewsapes and includes an accessible and well-designed system of public parks and open spaces that celebrate the area, and provide opportunities for enjoyment by the entire population.
- c) A high-quality Downtown recognizes the importance of the inventory of cultural heritage resources and builds upon that context, identifying destinations, landmarks and gateways that distinguish the Downtown within its broader context and strengthens its sense of place. Crucial to a high-quality Downtown is the attention to the interplay among built form, the public realm and the natural environment.
- d) A high-quality Downtown should engender a sense of pride as a place to live and a sense of stewardship in its long-term care and maintenance. Objectives are:
 - i. To develop a welcoming Downtown that encourages and supports active living, social engagement, civic pride and the creation of a sense of place and well-being for all people of all ages and abilities;
 - ii. To include landmarks and gateways that clearly identify where you are, and when you have arrived. Landmarks must be recognizable and visible from a distance. Gateways help recognize entry points into the Downtown. Landmarks and gateways can include buildings, structural elements and/or landscape features;
 - iii. To build beautiful public and private streets and streetscapes. Streets need to accommodate all modes of transportation and be designed to be pedestrian friendly and safe. Building facades play a crucial role in defining and animating the street edge and creating the image and character of the Downtown. Together the roads and the adjacent building facades create a streetscape;
 - iv. To ensure that parks and open spaces, including the existing natural features, are beautiful, accessible and linked together. Parks and open spaces need to be visible and accessible from, and integrated with, the street network, and include a full array of opportunities for outdoor festivals, recreation and play, as well as quiet contemplation. High quality landscape architecture will ensure that these outdoor spaces include public art and appropriate grading, paving and planting materials that celebrate the landscape context; and,
 - v. To require high quality architecture that transcends a theme or a specific period in time is fundamental to a beautiful community. Buildings should be compatible with one another, but there must be a diversity of height and scale, and a diversity of style that may be defined through building materials, colour and architectural details. The historic context of Downtown Georgetown presents an opportunity for outstanding urban design that showcases a high-quality destination, desirable to both residents and visitors alike.

A Healthy Downtown

- e) A healthy Downtown consciously seeks to improve the health of its citizens by putting public health high on the social and political agenda. Physical, social and mental well-being are the necessary components of public health.
- f) The built environment should be designed to create opportunities that encourage residents to be physically active and socially engaged. A fundamental element of a healthy community is the inclusion of active transportation. Active transportation refers to any form of human-powered transportation. Objectives are:
 - i. To plan for an active transportation system which is highly integrated and connected within the Downtown, the adjacent communities, the Town and to transportation systems that serve the broader Region;
 - ii. To design the Downtown around pedestrian activity with a substantial number of destinations, including parks, cultural and community facilities, shopping and restaurant opportunities, all within walking distance to promote walking and cycling and which, in turn, encourages daily physical activity and lessens the dependence on automobiles;
 - iii. To ensure that the appropriate level of infrastructure and amenities are provided along active transportation routes to ensure pedestrian comfort and to create enjoyable and safe environments through which to travel; and,
 - iv. To provide for “age-in-place” facilities within Downtown Georgetown that anticipate changing housing needs for an ageing population.

A Sustainable Downtown

- g) A sustainable Downtown is economically, environmentally, culturally and socially healthy and resilient. It meets the challenges of climate change and other environmental issues through integrated solutions rather than through fragmented, incremental approaches that meet one objective at the expense of another.
- h) A sustainable Downtown manages its human, natural and financial resources equitably and takes a long-term view – one that is focused on both present and future generations. Sustainability success relies upon having specific and measurable targets for indicators related to energy, water and waste. Objectives are:
 - i. To protect and enhance local and regional ecosystems and biological diversity;
 - ii. To promote the responsible use of resources to ensure long-term sustainability, reduce greenhouse gas emissions, and reduce demands for energy, water and waste systems;
 - iii. To demonstrate leadership in sustainable forms of green building design and technology, including the incorporation of renewable and alternative energy sources;
 - iv. To incorporate low impact design and other site design strategies to mitigate environmental impacts and to create a more comfortable urban environment;
 - v. To require a transportation system that reduces reliance on the automobile as the primary mode of transportation, promotes the use of no/low carbon vehicles, promotes active transportation and is transit ready; and,
 - vi. To identify, understand and address high priority risks and vulnerabilities through the integration of practical and effective resiliency measures in the design of buildings, streetscapes, parks and natural areas.

A Viable Downtown

- i) A viable Downtown provides needed goods and services to a growing local residential community, and is a desirable destination for other people in Halton Hills and beyond. A successful retail and service commercial community is crucial to a viable Downtown. Objectives are:
 - i. To ensure that development optimizes the use of land and is appropriate for the market place, and that this Secondary Plan has the flexibility to respond to, and encourage, positive changes in the market place over time;
 - ii. To maximize the efficient use of existing infrastructure investments and to promote the coordinated, efficient and cost effective delivery of service infrastructure and community infrastructure that is appropriate for the planned urban development forms;
 - iii. To ensure that new development supports a full range of mobility options, including transit;
 - iv. To ensure that all development is sustainable and financially viable over its life-cycle; and,
 - v. To continue to encourage and support partnerships and collaboration between the Town and service delivery groups such as the Downtown BIA, the Chamber of Commerce and Heritage Halton Hills.

4.0 GROWTH MANAGEMENT

- a) Downtown Georgetown is identified as one of two Downtown Areas within the Town of Halton Hills Official Plan. It is within the Built Boundary and it is to be a focus for contextually appropriate intensified development.
- b) It is estimated that the Downtown currently accommodates approximately:
 - i. 32,500 square metres of non-residential Gross Floor Area, accommodating about 650 population-related employment opportunities; and,
 - ii. 445 dwelling units accommodating about 1,350 residents in an array of house forms.
- c) To the year 2041, the identified time horizon of this Secondary Plan, the Downtown is expected to accommodate:
 - i. A total of 40,000 square metres of non-residential Gross Floor Area, accommodating about 800 population-related employment opportunities; and,
 - ii. A total of approximately 1,630 dwelling units, accommodating about 4,000 residents, which shall generally be phased in over time as follows (the numbers below do not include existing residents, and they are cumulative):
 - › 1,445 new residents by 2031; and,
 - › 2,650 new residents by 2041.
- d) All new development within Downtown Georgetown is to be counted toward the Town's residential intensification target to the year 2041.

5.0 LAND USE DESIGNATIONS

5.1 Introduction

- a) The policy directives of this Secondary Plan make the Downtown Area a focus for investment in the years to come. The designations and policies of this Secondary Plan are intended to:
- i. Identify the current structure of the Downtown and determine where new development activity should be focused;
 - ii. Reduce barriers to redevelopment and support the re-use of existing buildings through a flexible policy regime;
 - iii. Provide clear direction that:
 - › Protects and enhances the character and viability of the historic Main Street;
 - › Promotes the Downtown as a focal area for investment in commercial, institutional, cultural, entertainment and residential uses; and,
 - › Ensures that new development is compatible with existing development patterns both within the Downtown and within adjacent Mature Neighbourhoods;
 - iv. Promote new programs and/or financial mechanisms to ensure more urban lifestyle choices and a high standard of urban design, while reducing the costs of new forms of development in the Downtown;
 - v. Enhance the appearance and encourage a high level of property maintenance for buildings and their surroundings from both the public and private sectors;
 - vi. Ensure that public sector improvement projects are undertaken within a comprehensive design and implementation program that is consistent with the policy objectives of this Secondary Plan; and,
 - vii. Encourage the Town to work with other government agencies and the private sector to promote innovative housing forms and development techniques in the Downtown that will facilitate the production of housing that is affordable to the residents of Halton Hills.
- b) Appendix I – Downtown Georgetown Demonstration Plan is attached to this Plan to provide general guidance and context to the Town in consideration of development applications as they are received over time.
- The Demonstration Plan provides an example of how the Downtown may develop comprehensively over time, including ideas about built form, height distribution and the potential locations for park spaces.
- c) All development, with the exception of additions to commercial buildings less than 75 square metres, within the Downtown shall be:
- i. Subject to Site Plan Control and may be subject to a Zoning By-law Amendment. The Town may, through the provisions for Site Plan Control, consider requirements for landscape design, building design, sustainable design, colour, building material and architectural detail as identified in Section 41 of the Planning Act; and,
 - ii. In conformity with the Urban Design Policies of this Secondary Plan and consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.

- d) The land use designations that apply to Downtown Georgetown are identified on Schedule B - Downtown Georgetown Land Use Plan, and include:
- i. Historic Main Street Area;
 - ii. Downtown Regeneration Area;
 - iii. Downtown Neighbourhood Area;
 - iv. Greenlands Area; and,
 - v. Major Parks and Open Space Area.
- iii. Bed and breakfast establishments;
 - iv. Home occupations;
 - v. Live-work uses;
 - vi. Day care facilities;
 - vii. Retail and service commercial uses;
 - viii. Restaurants;
 - ix. Hotels;
 - x. Places of worship and other institutional uses;
 - xi. Cultural, administrative, recreational and entertainment uses;
 - xii. Private and commercial schools;
 - xiii. Libraries, museums and art galleries;
 - xiv. Commercial and professional offices;
 - xv. Parking facilities at-grade and/or in structure;
 - xvi. Parks and urban squares; and,
 - xvii. Public uses and public and private utilities.

5.2 Historic Main Street Area

Intent

It is the intent of this Secondary Plan that the Historic Main Street Area, as identified on Schedule B - Downtown Georgetown Land Use Plan, promotes the economic vitality of Main Street within a context of historic preservation, while at the same time encouraging adaptive reuse, redevelopment and intensification where appropriate.

It is also the intent of this Secondary Plan to ensure that new development will be appropriately designed to reflect the heritage character of Main Street, and will be compatible with existing development within this Area, and with development within abutting Areas

Permitted Land Uses

- a) Land uses within this Area will continue to function as a focal point for commerce and hospitality in the Town, accommodating a diverse mix of uses and opportunities. Permitted uses on lands identified as within the Historic Main Street Area on Schedule B - Downtown Georgetown Land Use Plan may include:
- i. Residential apartments and townhouse dwellings;
 - ii. Communal/special needs housing;
- b) The Town will, through the Implementing Zoning By-law, refine the list of permitted land uses to ensure that new development is consistent with the Vision and Guiding Principles of this Secondary Plan, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.

Development + Design Policies

- c) Land assembly is encouraged to create larger, more viable development parcels, that may, or may not incorporate existing buildings, within the Historic Main Street Area.

- d) Buildings and sites should accommodate an array of compatible development. A mixture of uses in proximity to each other is encouraged not just within this Area in general, but also on individual development sites, and within individual buildings.
- e) All permitted uses shall be accommodated within Low-Rise Buildings, or Mid-Rise I Buildings, in accordance with the policies of this Secondary Plan. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- f) High activity uses that animate the streetscape and encourage foot traffic are required at-grade abutting Main Street, and are encouraged at-grade along the side streets within the Historic Main Street Area, with uses such as offices and residential apartments on second floors and above. At-grade façades shall incorporate primary building entrances and broad window treatments at street level.
- g) New stand-alone residential buildings, including communal/special needs housing as well as tourist accommodations are permitted at-grade on side streets within the Historic Main Street Area, provided Council is satisfied that:
 - i. The proposed at-grade facade is pedestrian in scale and incorporates a primary entrance; and,
 - ii. The building is designed to be compatible with and complement adjacent buildings.
- h) Permitted retail and service commercial uses, and restaurants shall have a maximum Gross Floor Area of 1,500 square metres per use.
- i) Parking areas for any permitted land use shall be located in structure, where possible. Where surface parking is necessary, it is preferred that it be located within the rear yard. Where any parking facility is located adjacent to a public street, it shall be designed to complement and integrate with adjacent buildings and the streetscape.
- j) All development proposals within the Historic Main Street Area shall incorporate the following requirements for the design of front and exterior side façades:
 - i. The minimum building height shall be a functional 2 storeys;
 - ii. Buildings above 2 storeys shall be required to articulate the historic 2 storey building height, both through architectural detailing and with a building step-back above the second storey; and,
 - iii. The floor-to-ceiling height of ground floors for all new buildings shall be a minimum of 4.25 metres.
- k) Low-Rise Buildings within Downtown Georgetown, as identified on Schedule C - Downtown Georgetown Built Form, including Live-Work Units, shall be a maximum of 3 storeys. The regulation of building height for all Low-Rise Buildings shall be exclusive of rooftop mechanical penthouses and roof ornamentation. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- l) To facilitate the approval of any Low-Rise Building development within the Historic Main Street Area, the Town shall be satisfied that:
 - i. Exterior building colours and materials are high quality and are selected from a traditional palette;
 - ii. Building mass, lot coverage, scale and building set-backs shall be compatible with buildings in the immediate vicinity;
 - iii. Additions or renovations to an existing building shall be complimentary to the architectural style, exterior colour and materials of the primary building;

- iv. Façades of any building facing a street shall feature a prominent entrance or other architectural gestures that provides a 'public face'. The main front door must be clearly visible from the street; and,
 - v. The elevation of the front door shall preferably be flush with grade, and shall be no more than 1 step above grade;
- m) Mid-Rise I Buildings within Downtown Georgetown, as identified on Schedule C - Downtown Georgetown Built Form, are to be a minimum of 3 storeys and a maximum of 6 storeys. The regulation of building height for all Mid-Rise I Buildings shall be exclusive of rooftop mechanical penthouses and roof ornamentation. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- n) Notwithstanding the maximum height for Mid-Rise I Buildings identified in this Secondary Plan, the Town may only consider the achievement of any height above 4 storeys in exchange for the provision of community benefits, in accordance with the provisions of Section 37 of the Planning Act.
- o) Prior to approving an Implementing Zoning By-law Amendment that permits a Mid-Rise I Building, the Town shall be satisfied that:
- i. The development has appropriately applied the policies for compatible development and development transition included in this Plan, and is representative of good planning;
 - ii. The site is suitable for the proposed development and that it has adequate land area to incorporate required parking, landscaping and buffering on-site;
 - iii. The built form respects the character of, and can be suitably integrated with adjacent existing and planned developments;
- iv. Exterior building colours and materials are high quality and are selected from a traditional palette;
 - v. Façades of any building facing a street shall feature a prominent entrance or other architectural gestures that provides a 'public face'. The main front door must be clearly visible from the street;
 - vi. The elevation of the front door shall preferably be flush with grade, and shall be no more than 1 step above grade;
 - vii. Buildings shall be sited to align to streets and open spaces to frame these areas;
 - viii. Buildings include a podium element that approximates the scale of adjacent buildings (2 or 3 storeys). The portion of the building above the podium structure shall step back a minimum of 2 metres from the podium façade that forms the front and exterior street wall;
 - ix. Permanent parking, loading and service areas should be located in rear yards. It is also preferable for parking, loading and service areas to be located in structure; and,
 - x. Rooftop mechanical equipment shall be screened from view with materials that are complementary to the building or through architectural features.

5.3 Downtown Regeneration Area

Intent

It is the intent of this Secondary Plan that significant development and intensification will be promoted within the Downtown Regeneration Area and that it becomes the focus for higher density residential uses in Downtown Georgetown, together with complementary commercial and/or institutional uses. This emphasis recognizes the redevelopment potential of the area, and its location on the Guelph Street Intensification Corridor, in proximity to the GO Station/Mill Street Corridor.

It is also the intent of this Secondary Plan to ensure that new development will be appropriately designed, and will be compatible with existing development within this Area, and with development within abutting Areas. The introduction of new residents is expected to support the ongoing success of the businesses within the Historic Main Street Area.

Permitted Land Uses

- a) Permitted uses on lands identified as Downtown Regeneration Area on Schedule B - Downtown Georgetown Land Use Plan may include:
 - i. Existing single-detached and semi-detached dwellings, including associated secondary dwelling units;
 - ii. Home occupations;
 - iii. Converted dwellings;
 - iv. Live-work uses;
 - v. Bed and breakfast establishments;
 - vi. Residential apartments;
 - vii. Communal/special needs housing;
 - viii. Hotels;

- ix. Conference centres;
 - x. Commercial and professional offices;
 - xi. Institutional uses;
 - xii. Administrative, cultural, recreational and entertainment uses;
 - xiii. Parking facilities at-grade and/or in structure;
 - xiv. Parks, community gardens and urban squares; and,
 - xv. Public uses and public and private utilities.
- b) Complementary uses that may be permitted on the first floor of any building within the Downtown Regeneration Area may include:
 - i. Retail and service commercial uses;
 - ii. Private and commercial schools;
 - iii. Day care facilities;
 - iv. Places of worship and other institutional uses; and,
 - v. Restaurants.

- c) The Town will, through the Implementing Zoning By-law, refine the list of permitted land uses to ensure that new development is consistent with the Vision and Guiding Principles of this Secondary Plan, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.

Development + Design Policies

- d) Land assembly within the Downtown Regeneration Area is encouraged to create larger, more viable development parcels.

- e) Buildings and sites should accommodate an array of compatible development. A mixture of uses is encouraged not just within the Area in general, but also on individual development sites, and within individual buildings.
 - f) All permitted uses, with the exception of permitted uses within existing buildings, shall be accommodated within Mid-Rise I Buildings or Mid-Rise II Buildings, in accordance with the policies of this Secondary Plan. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
 - g) High activity uses that animate the streetscape and encourage foot traffic are required at-grade abutting Main Street and Mill Street within the Downtown Regeneration Area with uses such as offices and residential uses on second floors and above. At-grade façades shall incorporate primary building entrances and broad window treatments at street level.
 - h) Abutting other streets within the Downtown Regeneration Area high activity uses that animate the streetscape and encourage foot traffic, are encouraged at-grade. At-grade façades shall incorporate primary building entrances and broad window treatments at street level, where appropriate.
 - i) Permitted retail and service commercial uses, and restaurants shall have a maximum Gross Floor Area of 500 square metres per use.
 - j) Parking areas for any permitted land use shall be located in structure wherever possible. Where surface parking is proposed, it is preferred that it be located within the rear yard or the interior side yard. Where any parking facility is located adjacent to a public street, it shall be designed to complement and integrate with adjacent buildings and the streetscape.
 - k) Where a new development site abuts a property line within the Historic Main Street Area, or the Downtown Neighbourhood Area, building setbacks and angular planes shall be established within the Implementing Zoning By-law to ensure an appropriate interface with abutting lower scale built forms.
- The angular plane will require the stepping back of the upper floors of the building, moving away from abutting lower scale built forms. Property lines that abut a public street allowance are not subject to the angular plane provisions.
- l) Development within the Downtown Regeneration Area shall:
 - i. Ensure that enhanced connections to the Town's parks and trails are provided;
 - ii. Provide enhanced on-site pedestrian elements;
 - iii. Consider the topography of the area in determining appropriate building design and massing; and,
 - iv. Incorporate appropriate conservation and integration of any on-site Designated or Listed Cultural Heritage Resource.
 - m) All development proposals shall incorporate the following requirements for the design of front and exterior side façades:
 - i. The minimum building height shall be three storeys;
 - ii. The floor-to-ceiling height of ground floors for all new buildings shall be a minimum of 4.25 metres;
 - iii. The maximum floor plate for any building component above the sixth floor shall be 750 square metres; and,
 - iv. The minimum separation distance between adjacent buildings above the sixth floor shall be 25 metres, notwithstanding any other setbacks established by the Implementing Zoning By-law.

- n) Mid-Rise I Buildings within Downtown Georgetown, as identified on Schedule C - Downtown Georgetown Built Form, are to be a minimum of 3 storeys and a maximum of 6 storeys. The regulation of building height for all Mid-Rise I Buildings shall be exclusive of rooftop mechanical penthouses and roof ornamentation. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- o) Notwithstanding the maximum height for Mid-Rise I Buildings identified in this Secondary Plan, the Town may only consider the achievement of any height above 4 storeys in exchange for the provision of community benefits, in accordance with the provisions of Section 37 of the Planning Act.
- p) Prior to approving an Implementing Zoning By-law Amendment that permits a Mid-Rise I Building, the Town shall be satisfied that:
 - i. The development has appropriately applied the policies for compatible development and development transition, and is representative of good planning;
 - ii. The site is suitable for the proposed development and that it has adequate land area to incorporate required parking, landscaping and buffering on-site;
 - iii. The built form respects the character of, and can be suitably integrated with adjacent existing and planned developments;
 - iv. The façades of any building facing a street feature a prominent entrance or other architectural gestures that provides a 'public face'. The main front door must be clearly visible from the street;
 - v. The elevation of the front door is preferably flush with grade, and is no more than 1 step above grade;
- vi. Buildings are sited to align to streets and open spaces;
- vii. Buildings include a podium element that approximates the scale of adjacent buildings (2 or 3 storeys). The portion of the building above the podium structure steps back a minimum of 2 metres from any podium façade that faces a public street;
- viii. Permanent parking, loading and service areas should be located in rear yards. It is also preferable for parking, loading and service areas to be located in structure;
- ix. Rooftop mechanical equipment is screened from view with materials that are complementary to the building or through architectural features.
- q) Mid-Rise II Buildings within Downtown Georgetown, as identified on Schedule C - Downtown Georgetown Built Form, are a minimum of 6 storeys and a maximum of 12 storeys. The regulation of building height for all Mid-Rise II Buildings shall be exclusive of mechanical penthouses and roof ornamentation. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- r) Notwithstanding the maximum height for Mid-Rise II Buildings identified in this Secondary Plan, the Town may only consider the achievement of any height above 6 storeys in exchange for the provision of community benefits, in accordance with the policies of the provisions of Section 37 of the Planning Act.
- s) Prior to approving an Implementing Zoning By-law that permits a Mid-Rise II Building, the Town shall be satisfied that:
 - i. The development has appropriately applied the policies for compatible development and development transition, and is representative of good planning;

- ii. The site is suitable for the proposed development and that it has adequate land area to incorporate required parking, landscaping and buffering on-site;
- iii. The built form respects the character of and can be suitably integrated with adjacent existing and planned developments, in terms of height and massing;
- iv. Buildings include a podium element that approximates the scale of adjacent buildings (2 or 3 storeys). The portion of the building above the podium element steps back a minimum of 2 metres from any podium façade that faces a public street;
- v. Where a building abuts another building, either existing or permitted by this Secondary Plan, the podiums may have a minimal separation;
- vi. Permanent parking, loading and service areas are located in side or rear yards and set back from the front facade of the building. It is preferable for parking, loading and service areas to be located in structure; and,
- vii. Rooftop mechanical equipment is screened from view with materials that are complementary to the building or through architectural features.

5.4 Downtown Neighbourhood Area

Intent

It is the intent of this Secondary Plan to ensure that the areas within the Downtown Neighbourhood Area, as identified on Schedule B - Downtown Georgetown Land Use Plan, are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time.

It is also the intent of this Secondary Plan that the Downtown Neighbourhood Area functions as a transitional area between the lands within Downtown Georgetown and the established and the mature residential neighbourhoods that are adjacent to the Downtown.

Permitted Land Uses

- a) It is anticipated that the Downtown Neighbourhood Area will accommodate existing house form buildings that may accommodate some other complementary small-scale uses that will maintain the residential character of the area. Permitted uses on lands within the Downtown Neighbourhood Area on Schedule B - Downtown Georgetown Land Use Plan may include:
 - i. Residential uses, including single-detached, semi-detached and townhouse dwellings;
 - ii. Secondary dwelling units;
 - iii. Communal/special needs housing;
 - iv. Day care facilities;
 - v. Home occupations;
 - vi. Converted dwellings;
 - vii. Live-work uses;
 - viii. Bed and breakfast establishments;
 - ix. Service commercial uses;

- x. Professional office uses;
 - xi. Parking facilities at-grade and/or in structure;
 - xii. Parks and urban squares; and,
 - xiii. Public uses and public and private utilities.
- b) The Town will, through the Implementing Zoning By-law, refine the list of permitted land uses to ensure that new development is consistent with the Vision and Guiding Principles of this Secondary Plan, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.
- ## Development + Design Policies
- c) Permitted service commercial or professional office use shall be limited to a maximum of 100 square metres per building.
- d) All permitted uses within the Downtown Neighbourhood Area, including Live-Work Units, shall be accommodated within Low-Rise Buildings that are residential in character. Low-Rise Buildings are a maximum of 3 storeys, or 9 metres in height, whichever is less. The implementing Zoning By-law may provide more specific height limits on a site by site basis, based on the context of adjacent buildings.
- e) To facilitate the approval of any Low-Rise Building development within the Downtown Neighbourhood Area, as identified on Schedule C – Downtown Georgetown Built Form, the Town shall be satisfied that:
- i. The residential character of the neighbourhood is maintained;
 - ii. The use complements, and is similar to other existing residential buildings in proximity in terms of:
 - › Landscape treatments;
 - › Building height, scale, lot coverage and massing;
 - › Roof line;
 - › The location and size of parking facilities/garages;
 - › Architectural detail;
 - › Building materials and colour; and,
 - › Front and side-yard setbacks;
 - iii. The façade of any building facing a street shall feature a porch, prominent entrance or other architectural gestures that provides a ‘public face’. The main front door must be clearly visible from the street;
 - iv. The elevation of the front door shall be no more than 1.2 metres above grade;
 - v. Appropriate buffering such as landscaping and fencing will be provided on-site to ensure the compatibility of the use with adjacent uses;
 - vi. Appropriate on-site parking is available. Driveways and/or garage doors shall not dominate the front façade of the primary building or the view from the street. All on-site parking shall be located within the interior side and/or rear yard.
- ## 5.5 Greenlands Area
- Refer to Section B1 of the Halton Hills Official Plan.
- ## 5.6 Major Parks and Open Space Area
- Refer to Section B2 of the Halton Hills Official Plan.

6.0 URBAN DESIGN POLICIES

6.1 Design Objectives

In Downtown Georgetown there is a strong sense of value attached to the historic structures and associated heritage character that permeates throughout the area. As a result, heritage conservation is an important aspect of this Secondary Plan, and this Secondary Plan provides substantial policy guidance for future development that follows historic development patterns, without making impositions of a particular aesthetic.

The Town's objectives for urban design in Downtown Georgetown are based on the belief that the livability and physical appeal of a community can be enhanced by the quality, layout and attractiveness of its public and private realm.

The design policies in this Section of this Plan provide development proponents with an understanding of the design intent of the Town.

- a) The basis of these design policies is to create a built environment, which provides:
 - i. An attractive and distinctive Downtown that achieves outstanding architecture that respects the integrity of the past, yet sits well in the context of visual diversity, interest and beauty;
 - ii. A well-defined public realm, including interconnected open space, trails and sidewalk networks;
 - iii. Sensitive integration of new development with existing development through the promotion of compatible development;
 - iv. A full range of retail and service commercial uses, restaurants and community services and facilities in proximity to housing to promote walking and to help reduce automobile trips; and,

- v. A pedestrian-oriented, transit supportive and cyclist-oriented development pattern and street network where priority is given to the pedestrian, cyclist and transit user, as well as motorists.

6.2 Heritage Design Policies

- a) Appendix III includes an inventory of both Designated and Listed Cultural Heritage Resources. Significant Cultural Heritage Resources, including buildings and associated landscapes shall be developed in conformity with the policies of this Secondary Plan and the policies of the Town of Halton Hills Official Plan.
- b) All development proposals within Downtown Georgetown shall design, restore or enhance their building façades in order to maintain the historic architectural character and identity of the Downtown as follows:
 - i. Where development is proposed that includes a Designated or Listed Heritage Building (as identified in Appendix III), the original architectural details and features shall be restored and appropriately incorporated into the development; and,
 - ii. Where an existing building lacks significant architectural detail, or a new building is proposed, the façade shall be representative of, or consistent with the historic architectural character and identity of the Designated or Listed Heritage Buildings in proximity.

6.3 Design Policies for Buildings

- a) An array of building types are encouraged throughout the Downtown. It is the intent of this Secondary Plan that built form be the key determining factor for the types of development permitted in each land use Area.
- b) Built form will be specifically regulated in this Secondary Plan by building height. Lot coverage, setbacks and density may appropriately be considered within the Implementing Zoning By-law.
- c) All development within Downtown Georgetown shall be compatible with development on adjacent properties. In Downtown Georgetown new building design shall be barrier free and shall be carried out in conformity with the applicable policies of this Secondary Plan, and consistent with the Design Guidelines included as Appendix II to this Secondary Plan.
- d) Architectural variety is crucial in creating a visually stimulating urban environment. Streetscapes composed of buildings of similar style and form can succeed through subtle variations in the façade treatment and building mass in order to improve the overall architectural richness, variety, and building articulation in the community.

Architectural Quality

- e) Downtown Georgetown has a proud history of well-designed buildings. All development shall ensure excellence in design and demonstrate high quality architectural detailing.

The intent of the policies of this Secondary Plan is to achieve a balance between a consistency of design as well as individual expression in new developments. This Secondary Plan promotes innovation. Rather than requiring a strict level of conformity, the design and architectural quality of development shall be measured according to its level of consistency with the Design Guidelines attached to this Secondary Plan as Appendix II.

Landmark Sites/Buildings

- f) Schedule B - Downtown Georgetown Land Use Plan identifies several Landmark Sites that warrant special design treatment because of their location and visibility. These Landmark Sites have tremendous potential to strengthen Downtown Georgetown's identity and enhance the quality of the Public Realm Network.

On identified Landmark Sites, exceptions to the policies governing building height may be considered without an Amendment to this Secondary Plan if the proposed building is deemed by the Town to be consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.

Gateways

- g) Schedule B - Downtown Georgetown Land Use Plan identifies several Gateways that mark key locations that announce the key entrances to the Downtown and/or important locations within the Downtown. Gateways provide opportunities for signage, that may also include landscape treatments, built form elements and public art. These Gateways have tremendous potential to promote wayfinding, to strengthen Downtown Georgetown's identity and enhance the quality of the Public Realm Network.

Compatible Development

- h) All development applications within Downtown Georgetown will be required to demonstrate compatibility with their surrounding context. Compatible development is central to the vision of preserving and enhancing the unique character of the entire area. Development is defined in the Town of Halton Hills Official Plan.

Development Transition

- i) This Secondary Plan promotes a transition in development height. More specifically, the transition between building types between abutting Areas and properties shall be established through Implementing Zoning By-laws that apply a combination of transition tools. Transition requirements shall specifically consider and mitigate impacts related to overlook and loss of privacy, to the satisfaction of the Town.
 - j) Where any Area of this Secondary Plan abuts the Downtown Neighbourhood Area:
 - i. A minimum landscape buffer strip of 3 metres shall be included within the setback, abutting any rear or side lot line. The 3 metre landscape buffer shall provide the opportunity for substantial tree planting and appropriate privacy fencing; and,
 - ii. An angular plane shall be used to establish the maximum height of any new development.
- Unless otherwise identified in this Secondary Plan, front lot lines and exterior side lot lines are specifically exempt from the requirements of this Policy.
- k) Where the transition techniques identified in this Secondary Plan are to be applied, they shall be applied only to those developments that are expected to accommodate Mid-Rise I Buildings or Mid-Rise II Buildings. It is the responsibility of the taller buildings to establish appropriate transition to the abutting smaller scale development.

6.4 Design Policies for the Public Realm

Intent

As the population of Downtown Georgetown continues to grow over time, it will require a diverse Public Realm Network where residents and visitors can walk, sit, socialize and engage in the street life of the area. The Public Realm Network for Downtown Georgetown is comprised of various and diverse components, including Park Spaces and Streetscapes. The Public Realm Network will be diverse in design, and will serve a variety of functions.

A comprehensive understanding of how the components of the Public Realm Network work together and complement each other, and their adjacent uses, will lead to a more connected, accessible and logical network of pedestrian spaces throughout Downtown Georgetown. Moving people in to, out of and through the community easily and safely, and providing a variety of spaces for socializing, special events and recreation, is a priority of this Secondary Plan.

6.4.1 Streetscapes

Collectively, the Streetscapes in Downtown Georgetown comprise a substantial percentage of community open space - which solidifies their importance as a defining feature of the Public Realm Network. Streets and lanes can be engaging and safe outdoor places with beautiful trees and plants, seating, shade and Public Art for everyone to enjoy.

This Secondary Plan ensures that the design and maintenance of the range of Streetscapes in the Downtown reflects its high quality character and that they create an enhanced Public Realm Network that supports pedestrian, cyclist and vehicular movement.

The Streetscape Hierarchy

- a) The Streetscape Hierarchy in Downtown Georgetown is comprised of the following:
 - i. Main Street;
 - ii. Guelph Street;
 - iii. Mill Street;
 - iv. Church Street; and,
 - v. Local Streets.
- b) How built form interfaces with the streetscape is important to animating the street and creating a safe, welcoming environment for pedestrians and cyclists. This crucial interface of streetscape and built form is dependent upon the scale of the buildings, the width and function of the street and the size of the building setbacks. Active frontages generally correspond to existing at-grade uses, and the level of animation also define the type of streetscape that is appropriate.

Design Policies for Main Street

- c) Main Street is both a traditional commercial Main Street, as well as a promenade that fronts a number of stately residential properties. As such, it will be given special consideration in terms of both its three identified contexts in terms of the design treatment of the street itself, and its adjacent pedestrian realm, as articulated in the Design Guidelines attached to this Secondary Plan as Appendix II.

Design Policies for Guelph Street

- d) Guelph Street has a distinct identity and character that should be enhanced consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.

Design Policies for Mill Street

- e) Mill Street has a distinct identity and character that should be enhanced consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.

Design Policies for Church Street

- f) Church Street, adjacent to the Library and Art Gallery, is a unique public space that requires a flexible design, consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.

Design Policies for Local Streets

- g) Within Downtown Georgetown, Local Streets are intimate neighbourhood public spaces where children play and neighbours meet. They are lined with residential gardens, lawns and mature trees and shall be designed to be consistent with the Design Guidelines attached to this Secondary Plan as Appendix II.

6.4.2 Park Spaces

People must be able to walk their dogs, eat lunch, play with children and access nearby amenities. These animated, interesting and unique Park Spaces are the jewels of the community and foster a strong sense of place within Downtown Georgetown.

The Park Space Hierarchy

The Park Space Hierarchy appropriate for Downtown Georgetown is comprised of the following components:

- › The Existing Park;
- › Urban Squares;
- › Pocket Parks;
- › Sliver Parks; and,
- › Enhanced Connecting Links.

Policies for all Park Spaces

- a) All of these Park Spaces within the hierarchy may be publicly owned or privately owned:
 - i. Any Park Space that is dedicated to the Town through the development approval process shall be counted toward the parkland dedication requirements of the Planning Act, or the Town of Halton Hills Official Plan; and/or,
 - ii. Privately owned Park Spaces will only be considered as part of the required parkland dedication where the Town is satisfied that the component is accessible to the public, has been designed to Town standards, and is to be maintained to Town standards. Legal agreements to ensure the long-term adherence to these requirements shall be appropriately executed.
- b) New Park Spaces in Downtown Georgetown shall:
 - i. Include a signed Park Manifesto that outlines appropriate conduct for Park Space users;
 - ii. Be safe, secure and accessible to the public;
 - iii. Be AODA compliant and well maintained;
 - iv. Prioritize pedestrian comfort;
 - v. Be designed to the highest standards;
 - vi. Include opportunities for Public Art; and,
 - vii. Create and enhance opportunities for greening, and shall be appropriately linked with other elements of the Public Realm Network.

Additional Policies for Urban Squares

- c) Urban Squares are small pedestrian spaces that accommodate socializing in a dense urban area. An Urban Square is defined as a pedestrian space larger than 1,000 square metres and smaller than 8,000 square metres in size with street frontage. They include both hard and softscaped elements and are equipped with seating opportunities and ample pedestrian amenities.

Additional Policies for Pocket Parks

- d) Pocket Parks are small scaled components of the Public Realm Network. They are expected to be less than 1,000 square metres in size, but generally greater than 75 square metres.

Additional Policies for Sliver Parks

- e) Sliver parks are small scale components of the Public Realm Network that add to the width of the public sidewalk system, and create plazas or forecourts between the face of the adjacent building and the street right-of-way.

Additional Policies for Enhanced Connecting Links

- f) Enhanced Connecting Links are outdoor walkways through a development site, connecting two streets together. They need to be provided in high pedestrian volume areas, for ease of movement as well as the creation of unique urban spaces.

Enhanced Connecting Links are in addition to typical sidewalk connections and should contribute to the logical wayfinding system and help to establish a network of publicly accessible spaces within Downtown Georgetown.

6.5 Sustainable Design Policies

6.5.1 Policies for Buildings

a) For all buildings with a GFA of 1,000 square metres or greater and/or identified under Part 3 of the Ontario Building Code, the achievement of the following sustainability targets is encouraged:

i. Generally:

- › Be certified LEED v4 Silver, or equivalent, or be compliant with the Town's Green Development Standards Program, whichever is greater;

ii. For Energy:

- › Meet the requirements for LEED v4 EA Credit Optimize Energy Performance, or equivalent, and demonstrate a 25% reduction in energy consumption per ASHRAE 90.1-2010;
- › Include on-site renewable or alternative energy systems which produce at least 15% of building energy use;
- › Be "solar ready", and maximize solar gains through:
 - + Orienting building to maximize potential for passive and active solar energy;
 - + Designing roofs to support solar panels and rough-ins for wiring needs;
 - + South facing windows;
- › Incorporate green/white or another high albedo roofing;
- › Use regionally and locally sourced building materials to the greatest extent possible;

iii. For Water:

- › Meet the requirements for two points under LEED v4 Credit Indoor Water Use Reduction (30% reduction) OR provide water consuming fixtures that are each at least 20% better than 6 LPF toilets, 2.2 GPM faucets and 2.5 GPM showers;

iv. For Waste:

- › Divert 75% of all construction waste away from landfill sites; and,
- › Provide trisorting facilities for waste.

b) For all buildings with a GFA of less than 1,000 square metres or less and/or identified under Part 9 of the Ontario Building Code, achievement of the following sustainability targets is encouraged:

i. For Energy:

- › Be Energy Star certified. Grade-related residential units (3.5 storeys and less) to be designed to EnerGuide 83, or equivalent, per Energy Star for Homes;
- › Meet the requirements for LEED v4 EA Credit Optimize Energy Performance, or equivalent, and demonstrate a 25% reduction in energy consumption per ASHRAE 90.1-2010, which is 5 to 10% better than the Ontario Building Code;
- › Include on-site renewable or alternative energy systems which produce at least 15% of building energy use. Alternatively, identify opportunities for the provision of centralized, integrated energy systems, such as district energy for heating and cooling;

- › Be “solar ready”, and maximize solar gains through:
 - + Orienting building to maximize potential for passive and active solar energy;
 - + Designing roofs to support solar panels and rough-ins for wiring needs;
 - + South facing windows;
 - + Incorporate green/white or another high albedo roofing;
 - + Use regionally and locally sourced building materials to the greatest extent possible;

ii. For Water:

- › Meet the requirements for 2 points under LEED v4 Credit Indoor Water Use Reduction (30% reduction), OR provide water consuming fixtures that are each at least 20% better than 6 LPF toilets, 2.2 GPM faucets and 2.5 GPM showers;

iii. For Waste:

- › Divert 75% of all construction waste away from landfill sites.

ii. For Water:

- › For projects where, soft landscapes exceed 5% of the building Ground Floor Area, meet the requirements of LEED v4 Credit Outdoor Water Use Reduction (50% reduction in irrigation water), or equivalent;
- › Promote sustainable landscape practices by requiring the use of water efficient, drought resistant Secondary Plant materials in parks, along streetscapes, and in public and private landscaping.

iii. For Waste:

- › Divert 75% of all construction waste away from landfill sites; and,

iv. To mitigate heat island effects by:

- › Locating trees or other Secondary Plantings to provide shading for a least 50% of sidewalks, patios, and driveways within 15 metres of new buildings; and,
- › Installing light-colored paving materials including white concrete, grey concrete, open pavers and any material with a solar reflectance index of at least 29.

6.5.2 Policies for Park Spaces + Streetscapes

- a) For all new landscapes and streetscapes, the achievement of the following sustainability targets is encouraged:

i. For Energy:

- › Require that new construction use regionally and locally sourced building materials to the greatest extent possible;

6.5.3 Policies for Storm Water Management

- a) All new development in Downtown Georgetown shall incorporate the following into its design for storm water management:
 - i. Ensure that the maximum allowable annual runoff volume for the development site does not exceed the runoff under pre-development conditions; and,
 - ii. Promote the implementation of Low Impact Design Standards that emphasize the use of bioswales, innovative storm water and run-off techniques and practices, at-source infiltration, and greywater re-use systems, with reference to Conservation Authority guidelines.
- b) Introduce green infrastructure, such as bioswales, within the street rights-of-way to enhance ground water infiltration and improve water quality as part of a comprehensive water management plan.
- c) Require water conservation by including the installation of rainwater harvesting and re-circulation/reuse systems for outdoor irrigation and outdoor water use, including absorbent landscaping, landscaped walls, cisterns, rain barrels, underground storage tanks and/or infiltration trenches.
- d) Require xeriscaping using native, drought-tolerant Secondary Plants, a cost-effective landscape method to conserve water and other resources on a community-wide level.
- e) Implement curb cuts along sidewalks and driveways to allow water to flow onto planted zones or infiltration basins.
- f) Require the installation of subsurface basins below parking lots to enable storm water to be stored and absorbed slowly into surrounding soils.

6.5.4 Other Sustainability Opportunities

Greenlands

- a) The Town recognizes the important contribution that Silver Creek makes to the creation of a vibrant and livable Downtown.
- b) The biodiversity, ecological function, and connectivity of the natural features within Downtown Georgetown shall be protected, maintained, restored or, where possible, improved for the long-term, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features. This Secondary Plan is intended to:
 - i. Protect the health and water quality of Silver Creek;
 - ii. Conserve biodiversity;
 - iii. Protect all significant natural features and their ecological functions; and,
 - iv. Protect surface and underground water resources.
- c) Lands within the Silver Creek valley system will be integrated with other open spaces and will accommodate a public trail, providing opportunities to link various neighbourhoods to the Downtown.

The Urban Forest

- d) The urban forest includes trees and shrubs on public and private lands, provides ecological benefits, and assists in mitigating the urban heat island effect. Trees or other plantings shall be located throughout the Downtown to provide shading for sidewalks, parks and open spaces and other publicly accessible areas. To this end, the Town shall:
 - i. Implement tree protection policies, which will include a tree replacement ratio where tree removal is unavoidable;
 - ii. Implement street tree and naturalization programs to increase urban canopy cover; and,
 - iii. Require the planting of trees in all public works projects.
- e) The urban forest shall include a variety of trees that are hardy, resilient, non-invasive, salt tolerant, drought resistant, and low maintenance. All trees shall provide a large canopy and shade over sidewalks, parks, and open spaces. Native tree species are preferred.

Local Food Production

- f) The creation of opportunities for local food production is supported by the Town. Development plans and building designs shall consider opportunities for local food growing and production through:
 - i. Community gardens;
 - ii. Edible landscapes;
 - iii. Food-related home occupations/industries;
 - iv. Small and medium scaled food retailers; and,
 - v. Local market space (i.e. a farmer's market).

Sustainability Certification

- g) Design, construction, and monitoring within the Downtown should be evaluated in accordance with the EcoDistricts rating system, WELL Building Standard, and Active Design Guidelines (Center for Active Design). Equivalent rating systems, or other similar rating/evaluation approaches may be considered by the Town.
- h) The design and deployment of infrastructure shall be evaluated in accordance with the Envision Systems rating system, a rating system and Secondary Planning guide for sustainable infrastructure projects.

7.0 MOBILITY POLICIES

The Street Network

- a) The street network serving Downtown Georgetown will be redeveloped over time utilizing the principles of “complete streets”, with appropriate facilities provided for pedestrians, cyclists, transit and cars/trucks. The street network and mobility opportunities within the Downtown are identified on Schedule D – Downtown Georgetown Active Transportation Plan.
- b) Alternative design standards and opportunities for public or private ownership for the street network are encouraged by this Secondary Plan.
- c) Lanes widths for vehicular travel shall be minimized, and traffic control measures will be implemented, while still allowing for transit and emergency services circulation. Pedestrian spaces and landscaped boulevards should be maximized to support active transportation initiatives.

Public Transit

- d) The Town will develop an enhanced transit system for Georgetown that includes the Downtown, when population levels justify such an enhanced system. Transit services will be implemented on a phased basis and based on acceptable operational and financial criteria.
- e) Development within Downtown Georgetown must contribute to the creation of a sufficient density to make transit feasible and efficient in the long-term. As such, this Secondary Plan promotes compact and intensified development to support future transit services.

- f) This Secondary Plan is designed in anticipation of a transit service that has convenient links to, between, and through major destinations within the community, and to the broader region. Transit supportive design requires the following:

- i. Locate stops within a 5-minute walk of a destination. The maximum walking distance for residents is generally 200 to 400 metres (3 to 5-minute walk);
- ii. Ensure the coordination of the transit network with the multi-use trails and the sidewalk system to further the accessibility of transit; and,
- iii. The Town will provide a range of transit facility amenities including but not limited to: bicycle parking, weather protection, seating, waste baskets, lighting, route information, and automated fare machines at transit stops.

Active Transportation

- g) This Secondary Plan provides for a balanced transportation system that promotes active transportation facilities to encourage walking and cycling and other non-motorized forms of transportation. This Secondary Plan requires that all development contribute to the creation of a walkable and connected Downtown with multiple destinations within walking distance of all residents and visitors to the Downtown.
- h) Sidewalks, bike lanes, and multi-use trails will connect to public sidewalks and to community amenities and will ensure that corridors between key destinations are fully accessible and support active transportation.
- i) Active transportation routes, such as sidewalks, bike lanes, trails, and multi-use trails will include streetscaping elements that promote pedestrian and cyclist comfort and safety and will be designed to enhance accessibility for all residents and will comply with the Accessibility for Ontarians with Disabilities Act.

Multi-Use Trails

- j) Multi-use trails are a component of the active transportation network for use by pedestrians, cyclists, and other non-motorized modes of transportation, and are a crucial component of an integrated parks and open space system.
- k) In developing a comprehensive multi-use trail system throughout the Downtown, the following shall apply:
 - i. The multi-use trails network will include and link to trails adjacent to the Silver Creek Valley, parks and open spaces, and the sidewalks and bike lanes within the street network; and,
 - ii. Where a multi-use trail is adjacent to, and within the prescribed buffer of the Silver Creek Valley, it will be designed to avoid impact on the features and its associated ecological and hydrogeological functions, including the requirement to utilize native, non-invasive plant materials.

Transportation Demand Management

- l) Appropriate Transportation Demand Management measures to reduce single occupancy automobile trips will be identified in transportation studies that accompany development applications. This could include strategies to enhance the use of transit, provide preferential carpool parking, and/or requirements for bicycle facilities.

Parking

- m) Alternative (reduced) parking requirements are expected to be necessary to address new development forms and broader community needs within Downtown Georgetown in the future. The following policies will be considered in establishing an appropriate parking supply within the Downtown:
 - i. All new residential development shall provide adequate parking, in consideration of Downtown Georgetown's urban context and proximity to the Georgetown GO Station.
 - ii. The Town currently provides, and should continue to provide public parking areas (surface lots and/or structured parking facilities) within the Downtown to augment the supply of parking for bicycles and automobiles;
 - iii. Where new development is proposed within 250 metres of an existing public parking facility, the Town may, subject to a Parking Needs Study, reduce the minimum parking requirement, identified in the Zoning By-law in recognition of the enhanced public parking supply; and,
 - iv. Where a development proposal is unable, or does not wish to provide all of the required parking spaces, the Town may accept cash-in-lieu of parking spaces. The minimum parking requirement shall be used to calculate any parking space deficiency.

The cost of each parking space shall be established by the Town, and may be waived for any specific development, at the discretion of the Town. The funds raised through this provision shall be utilized by the Town solely for the purchase of property for public parking and/or the building of public parking within the boundaries of the Downtown.

- n) All new development will include EV charging stations.

- o) All new development shall include parking for bicycles, in accordance with the following:
 - i. Provide bicycle parking at retail, commercial, and employment areas, as well as at destinations to promote purposeful cycling;
 - ii. Provide bike storage sheltered from weather for 15% of total building occupants for all multiple and apartment form residential developments; and,
 - iii. For non-residential development, place accessible and secure bike racks at the front of buildings.

8.0 IMPLEMENTATION POLICIES

- a) All development within Downtown Georgetown shall be subject to the Implementation Policies of the Town of Halton Hills Official Plan, in addition to the following more specific policies:

Community Improvement

- b) All lands within Downtown Georgetown are identified as within the Halton Hills Comprehensive Community Improvement Plan (CIP). The Town will use the CIP to further the objectives of this Secondary Plan.

Downtown Business Improvement Area

- c) All lands within Downtown Georgetown are included within the boundaries of the Downtown Business Improvement Area (BIA). The Town will work with the BIA to further implement the objectives of this Secondary Plan.

Heritage Conservation District

- d) The Town may consider the establishment of a Heritage Conservation District under Part V of the Heritage Act for the area identified as Potential Heritage Conservation District on the map included as Appendix III - Downtown Georgetown Cultural Heritage Resources.

Site Plan Control

- e) Where Site Plan Control is required, no building permit may be issued by the Town without first reviewing the development application in the context of the Vision, Principles, Objectives and Policies identified within this Secondary Plan, as well as in consideration of the Design Guidelines attached to this Secondary Plan as Appendix II.

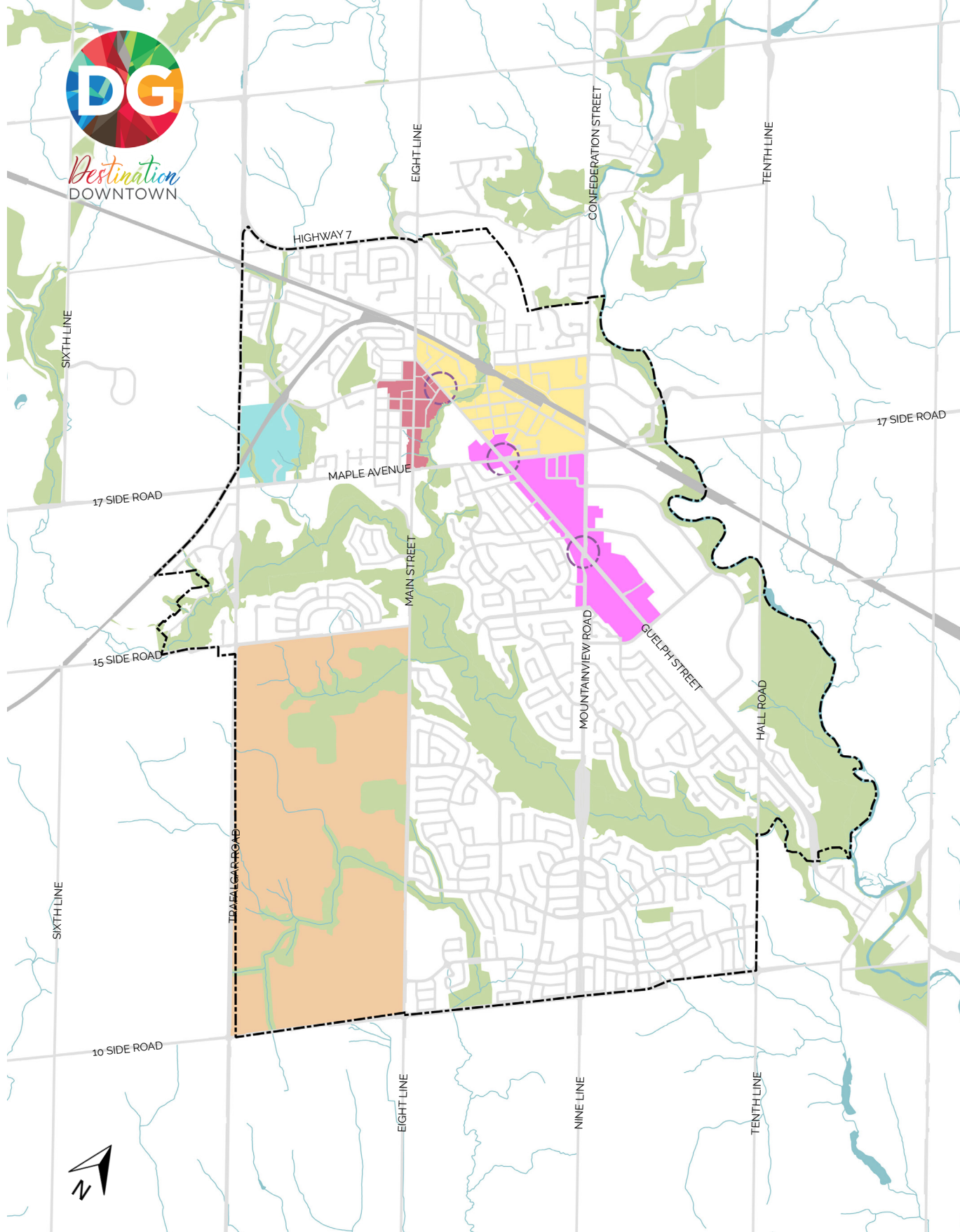
Height Bonusing

- f) In considering the use of a height bonus under Section 37 of the Planning Act, the Town shall ensure:
- i. The development has appropriately applied the tests for compatible development and built form transition, and is representative of good planning;
 - ii. The proposed community benefits are to be located within the boundaries of Downtown Georgetown;
 - iii. Where cash-in-lieu of a community benefit is accepted by the Town, the funds shall be spent on appropriate community benefits within Downtown Georgetown; and,
 - iv. The community benefit, or cash for a community benefit shall be used to help ameliorate the impacts on the community generally attributable to the permitted height bonus.
- g) In determining community benefits, the following shall be considered priorities for Downtown Georgetown:
- i. Improvements to public parks, including parkland acquisition;
 - ii. Improvements to public streetscapes;
 - iii. Establishment of new, or enhancements to existing public art installations;
 - iv. Establishment of new, or expansions to existing non-profit community services and facilities, including child care;
 - v. Improvements to library and/or museum facilities;
 - vi. Additional affordable housing units;
 - vii. The conservation of identified cultural heritage resources; and/or,

- viii. Achievement of the Sustainable Design Policies of this Plan.

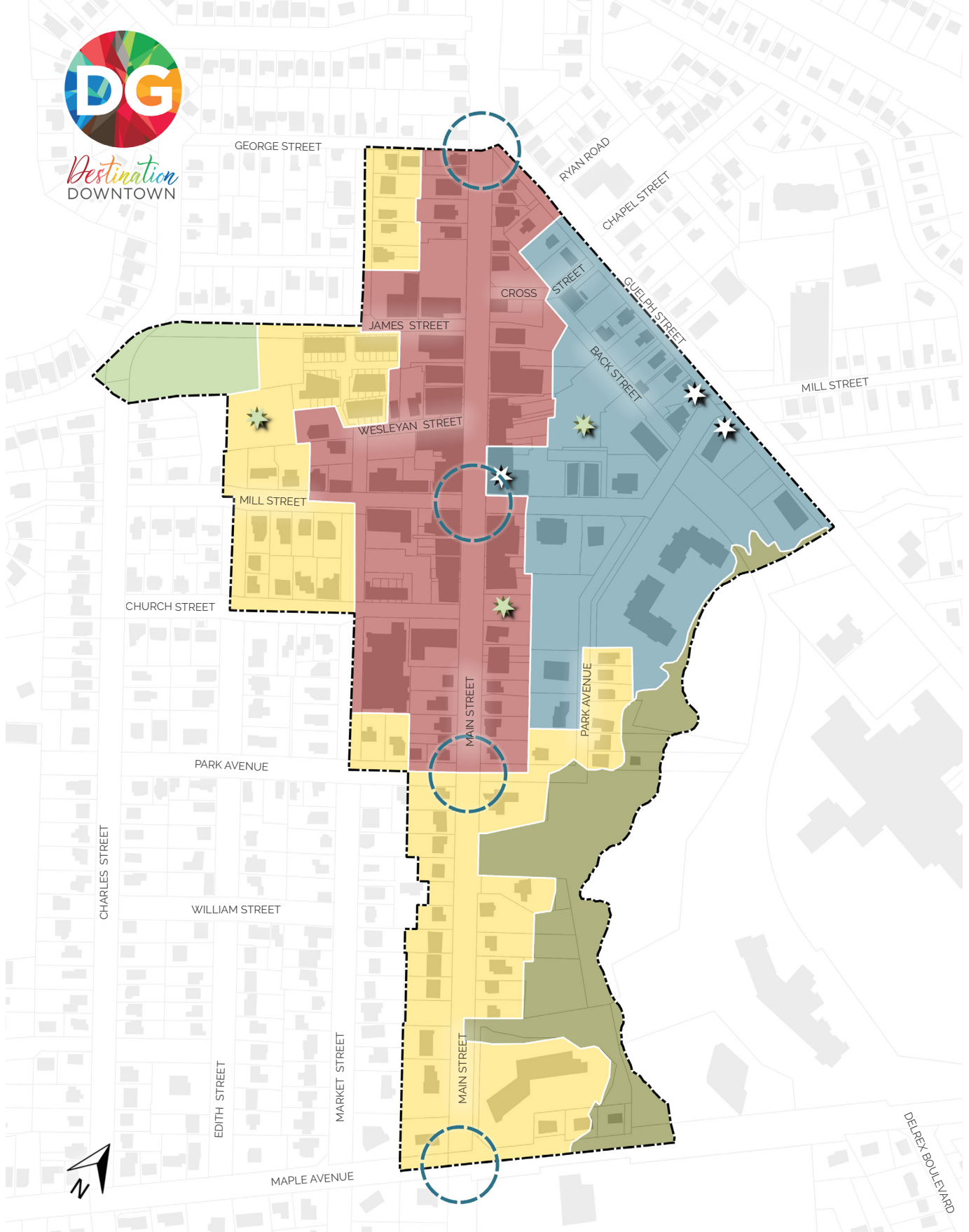
Parkland Dedication

- h) All development within the Downtown shall be subject to the parkland dedication requirements of the Planning Act, as they are expressed in the Town of Halton Hills Official Plan. The Town may establish a lower parkland dedication requirement that is applicable specifically within Downtown Georgetown.
- i) In addition, Section 37 of the Planning Act may be used to acquire land, or provide funds to build components of the Pedestrian Realm Network, and the Development Charges Act can be used to fund Pedestrian Realm development/improvements that are required to properly accommodate a growing population. Public Art contributions shall be secured through Section 37 of the Planning Act.
- j) All developments on sites less than 1,000 square metres in size shall be required to dedicate land and/or make a cash-in-lieu of parkland payment.
- k) All primarily residential development on sites greater than 1,000 square metres shall include:
- i. A Pedestrian Realm Network land contribution of not less than 7.5 percent of the net developable site area;
 - ii. An Urban Square or Pocket Park with a minimum frontage on a public street of 7.5 metres, and a minimum size of 75 square metres. Larger sites shall include larger Pocket Parks/Urban Squares;
 - iii. Enhanced Connecting Links with a minimum width of 6 metres (indoor or outdoor); and/or,
 - iv. A cash or additional land contribution that makes up any land dedication shortfall, once the minimum of 7.5 percent of the land area has been dedicated.












SCHEDULE A DOWNTOWN GEORGETOWN CONTEXT

- | | | | |
|--|---------------------|--|-----------------------|
| | Downtown Georgetown | | Activity Nodes |
| | Georgetown | | Civic Centre District |
| | Community Node | | Vision Georgetown |
| | GO Station Area | | Greenlands |

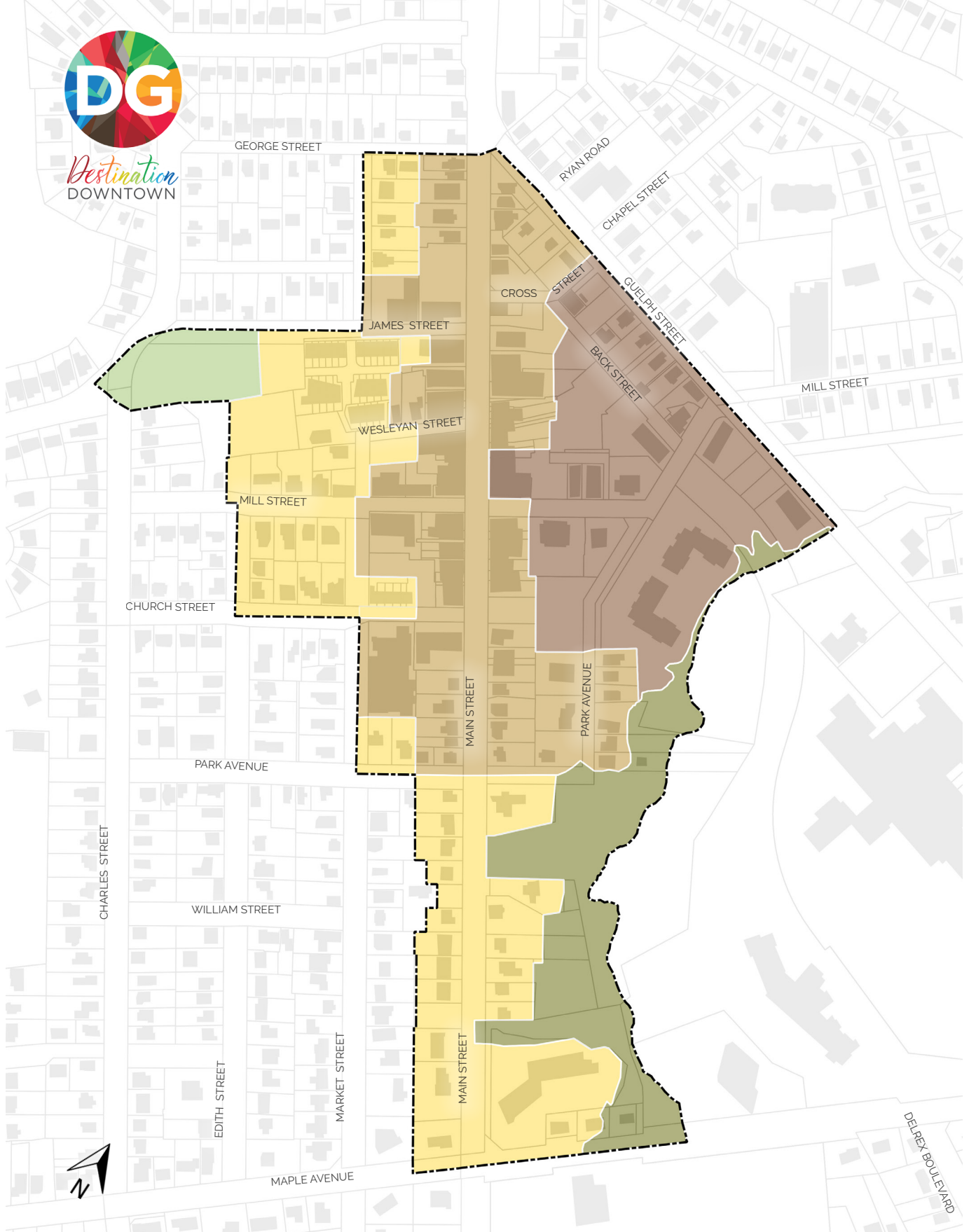


SCHEDULE B DOWNTOWN GEORGETOWN LAND USE PLAN

- | | | | |
|---|---------------------------------|---|---------------------|
|  | Historic Main Street Area |  | Gateways |
|  | Downtown Regeneration Area |  | Landmarks |
|  | Downtown Neighbourhood Area |  | Potential Parks |
|  | Greenlands Area |  | Downtown Georgetown |
|  | Major Parks and Open Space Area | | |



Destination
DOWNTOWN



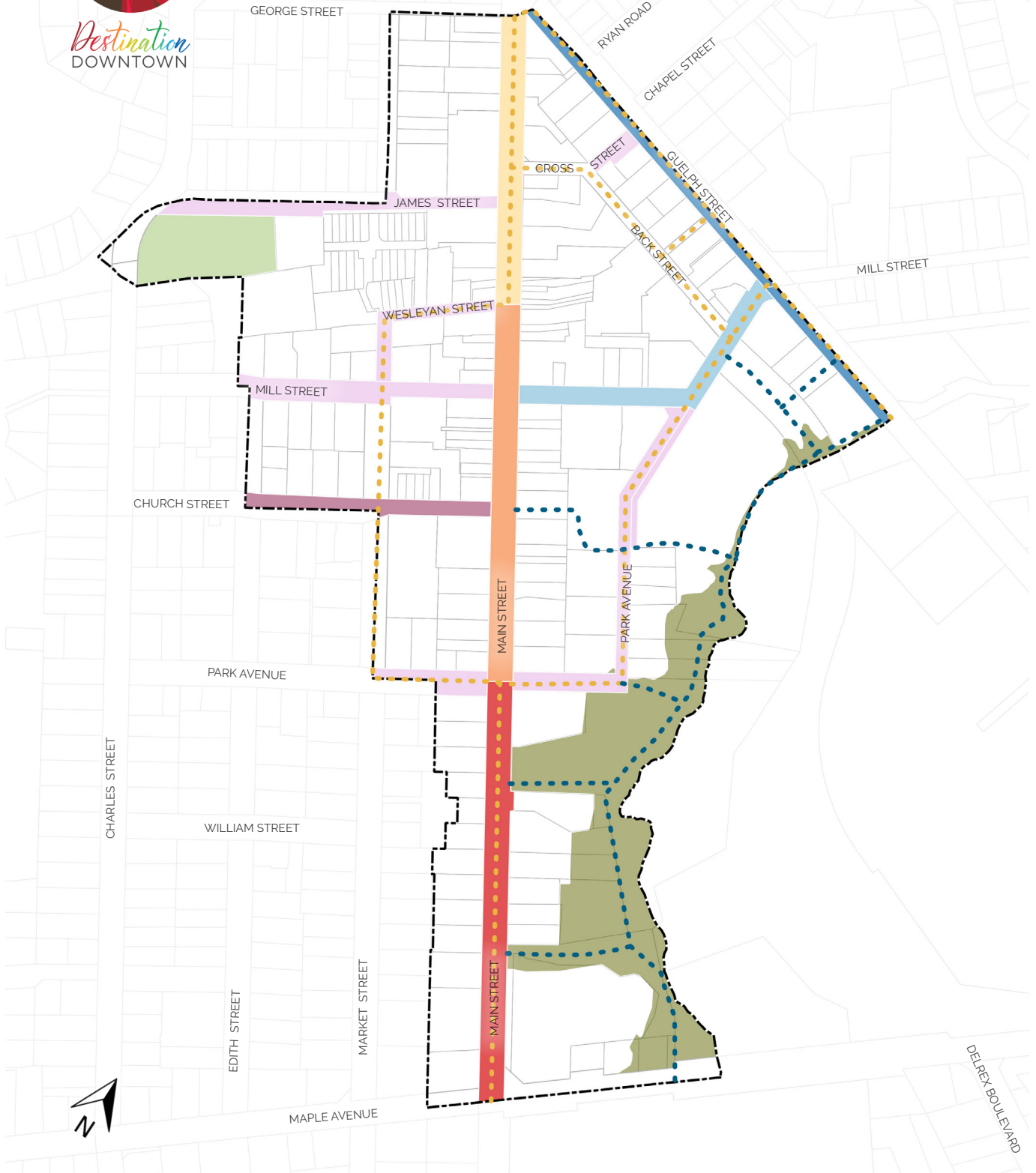
SCHEDULE C DOWNTOWN GEORGETOWN BUILT FORM

- Low-Rise Buildings
- Mid-Rise I Buildings
- Mid-Rise II Buildings
- Major Parks and Open Space Area
- Greenlands Area

 Downtown Georgetown



Destination
DOWNTOWN

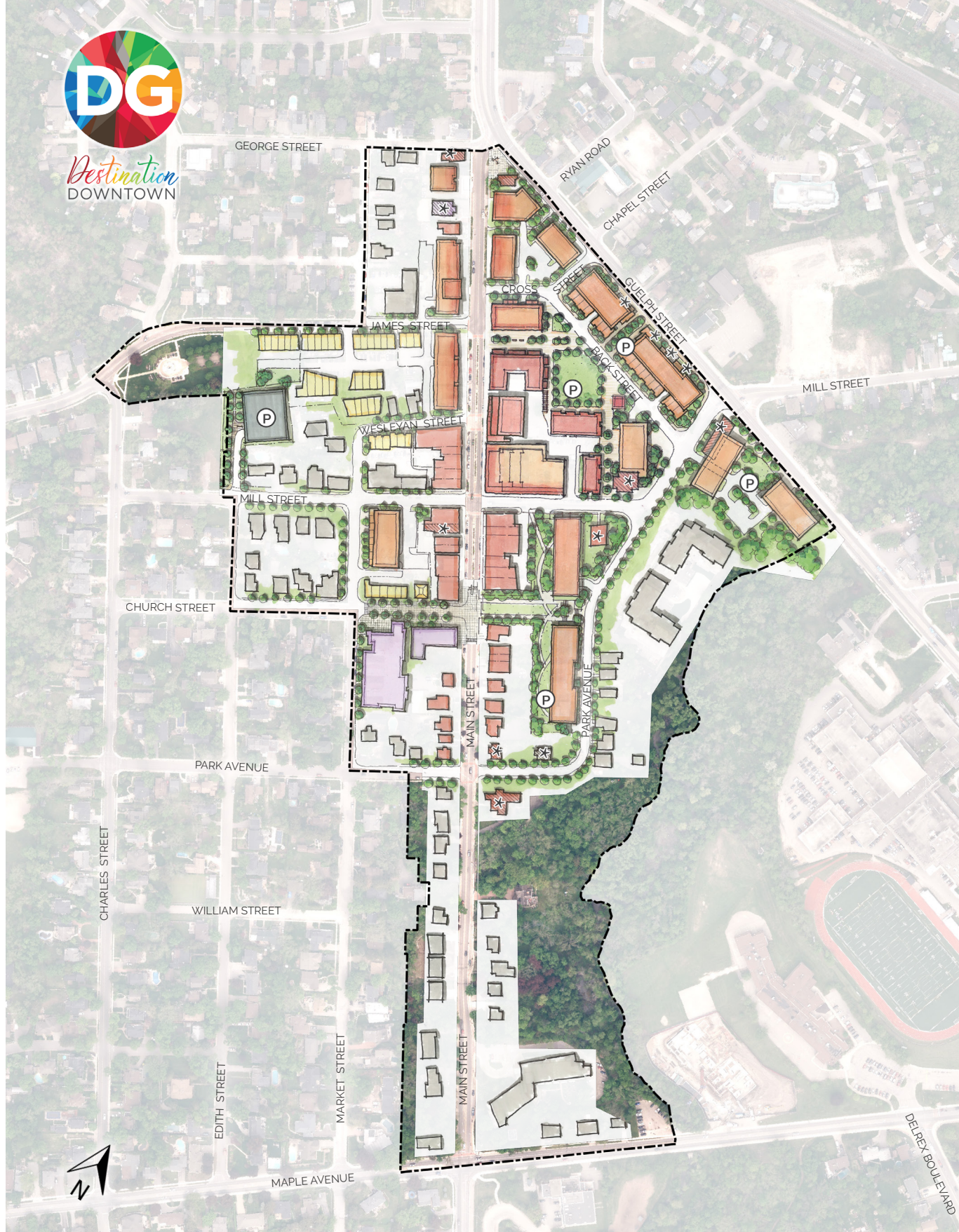


SCHEDULE D DOWNTOWN GEORGETOWN ACTIVE TRANSPORTATION PLAN

- | | |
|-----------------------|---------------------------------|
| Main Street - South | Bike Routes |
| Main Street - Central | Trails |
| Main Street - North | Major Parks and Open Space Area |
| Local Streets | Greenlands Area |
| Church Street | Downtown Georgetown |
| Mill Street | |
| Guelph Street | |



Destination
DOWNTOWN



APPENDIX I DOWNTOWN GEORGETOWN DEMONSTRATION PLAN



Residential / Mixed Use



Institutional



Parking

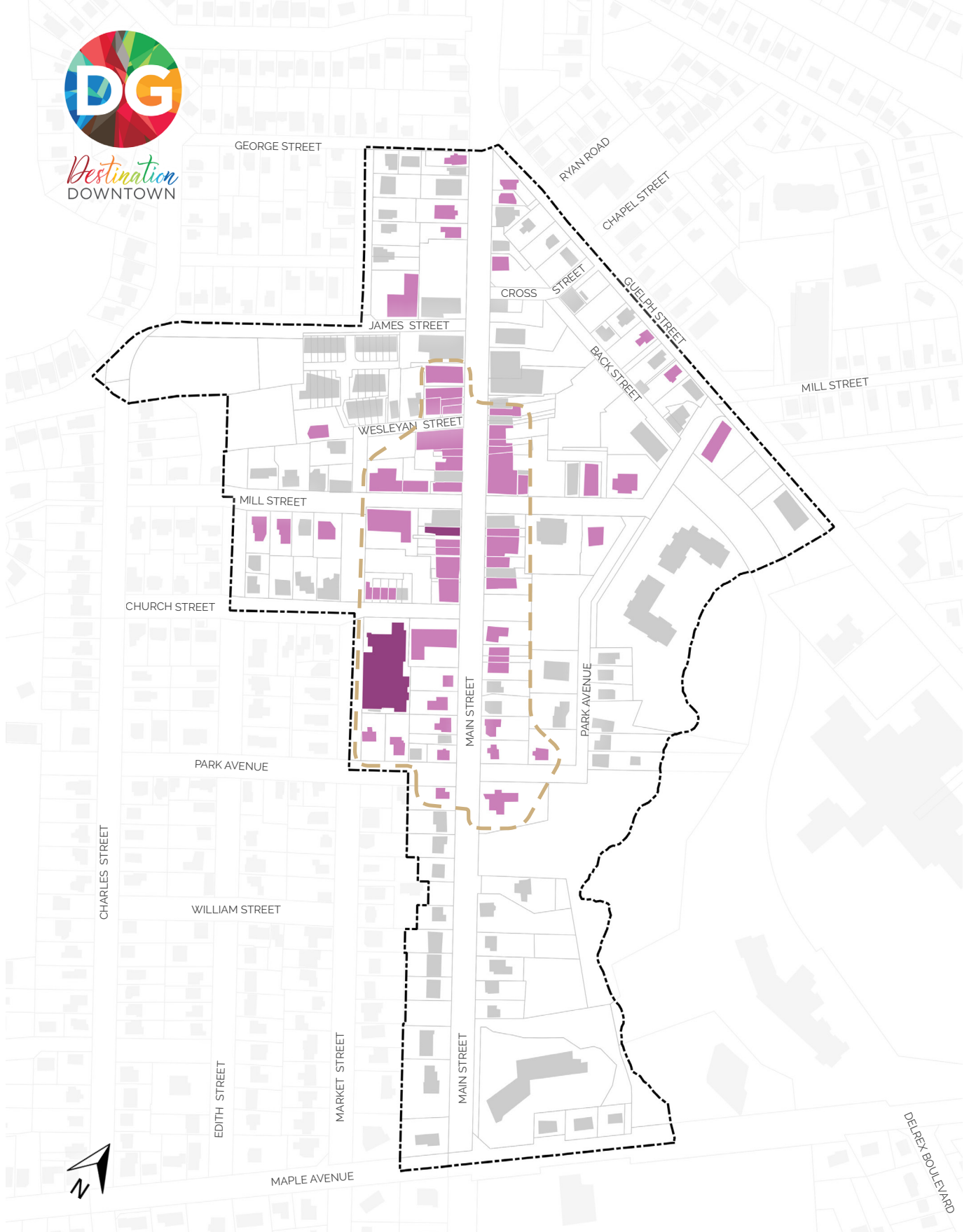


Heritage Significance







Downtown Georgetown

APPENDIX II
DOWNTOWN GEORGETOWN
URBAN DESIGN GUIDELINES
under separate cover



APPENDIX III DOWNTOWN GEORGETOWN CULTURAL HERITAGE

-  Designated Heritage Property
-  Listed Heritage Property
-  Potential Heritage Conservation District
-  Downtown Georgetown



Destination
DOWNTOWN



Destination
DOWNTOWN

APPENDIX II URBAN DESIGN GUIDELINES

April 16, 2019

DRAFT FOR DISCUSSION



The Planning Partnership
PLAN B Natural Heritage
SCS Consulting Group
NBLC
Cole Engineering
BRAY Heritage

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1.0 Introduction

The Downtown Georgetown Design Guidelines work together with the policies of the Downtown Georgetown Secondary Plan to provide the Town with a sound and rational framework for public investments and coordinated assessment and regulation of private development proposals.

The Design Guidelines will direct and shape the ongoing development of the Downtown in a balanced manner and according to the principles of good urbanism and high-quality architectural design. In particular, the Design Guidelines seek to protect and reinforce the Downtown's distinct history and built characteristics, while enabling investment and revitalization opportunities through appropriate development, as market and demographic conditions evolve.

The Design Guidelines will help to shape the public and private realms, including streets, public spaces and buildings, as they change and evolve, to achieve the vision of the Downtown Georgetown Secondary Plan. These Guidelines are meant to achieve continuity and compatibility with the existing historical fabric while, at the same time, enable individual expression in new developments.



2.0 Design Objectives

The following objectives guide the physical form and character of development of the Public and Private Realms in Downtown Georgetown.

- Ensure an attractive and distinctive Downtown that has outstanding architecture that both respects the heritage character and sits well within the context of visual diversity, interest and beauty;
- Promote sensitive integration of new development with existing development through the requirement for compatible development;
- Establish a variety of beautiful public gathering spaces to support cultural events, festivals and community life throughout the year including interconnected park spaces, trails and sidewalk networks;
- Create vibrant, safe and comfortable pedestrian-oriented streets that enhance mobility for pedestrians, cyclists and drivers and will support existing and future transit;
- Promote a mix of uses in a variety of building forms, including a range of housing types and opportunities for retail, commercial and community uses;
- Protect and enhance natural features while broadening opportunities for public access, enjoyment, education and stewardship;
- Demonstrate high-quality design in new development and incorporate best practices that respect and complement the character of Downtown Georgetown and its adjacent neighbourhoods;
- Incorporate sustainable development and construction practices to maximize resource conservation; and,
- Create a fine-grained, human scaled urban fabric.

Each of the sites that make up the Downtown are unique – from their physical location, size and shape to their surrounding context of existing streets, buildings, uses and heritage considerations, and will have their own unique set of requirements for development. As such, some of these guidelines will be more important / applicable than others, depending on the specific context, scale and use of each site. This will be assessed on a site-by-site basis.





3.0 Design Guidelines for the Public Realm

As the population of Downtown Georgetown continues to grow, it will require a public realm that continues to support and enhance the needs of its existing residents, new residents and visitors. This includes a variety and hierarchy of spaces for special events, community gathering and every day activities such as walking, sitting, socializing and engaging in street life, actively and passively. As such, the Public Realm Network for Downtown Georgetown is comprised of a diversity of Park Spaces and Streetscapes.

A comprehensive understanding of how the components of the Public Realm Network work together and complement each other, and their adjacent uses, will lead to a more connected, accessible and logical network of pedestrian friendly spaces throughout Downtown Georgetown. Moving people into, out of, and through the community easily and safely, and providing a variety of spaces for socializing, special events and recreation, is a priority.



3.1 Streetscapes

Collectively, the Streetscapes in Downtown Georgetown comprise a substantial percentage of community open space – which solidifies their importance as a defining feature of the Public Realm Network. Streets and lanes can be engaging and safe outdoor places with beautiful trees and plants, seating, shade and Public Art for everyone to enjoy.

The Streetscape Hierarchy

The Streetscape Hierarchy in Downtown Georgetown is comprised of the following:

- Main Street;
- Guelph Street;
- Mill Street;
- Church Street; and,
- Local Streets.

Guidelines for all Streetscapes

The following Design Guidelines apply to all streetscapes with Downtown Georgetown:

- AS1. All Streets will be safe, accessible, secure and shall implement the relevant policies of the Ontarians with Disabilities Act;
- AS2. The design of all streets shall include defined and, wherever possible, continuous zones for plantings, street furnishings, utilities, pedestrian sidewalks, bicycle paths and vehicular pavements;
- AS3. All streets shall include sidewalks on both sides of the street. Sidewalks on Main Street and on Guelph Street shall be a minimum of 2.1 metres in width, wherever possible. Sidewalks on all other streets shall be a minimum of 1.8 metres in width;
- AS4. A comprehensive and consistent approach to the design of the elements that make up the street environment is essential to enhance the character of the downtown and contribute to creating a sense of place. These elements include street furnishings and plantings;
- AS5. A coordinated family of street furnishings shall include street lights, seating, waste and recycling receptacles, community information boards, bollards, bicycle lock-ups, paving, and planters;
- AS6. Plantings include street trees, shrubs, annuals and perennials; street trees shall be included, wherever possible, acknowledging the potential constraints posed by below and above ground utilities. Where street trees are not possible, opportunities for other place-making, place enhancing elements such as public art, shall be explored;
- AS7. A comprehensive planting and soils strategy will be based upon species diversity, resiliency and urban tolerance; and,



- AS8. Public art opportunities shall be integrated in the downtown, refer to Town of Halton Hill Public Art Strategy.



Additional Guidelines for Main Street

Main Street, from Maple Avenue to Guelph Street, is characterized by different land uses, building forms, setbacks and street conditions. The generous residential lots with stately homes and large setbacks at the south end transition through a traditional Main Street with buildings and storefronts located close to the sidewalk to an eclectic mix of buildings and lot pattern towards the north end. As such, special consideration will be given to these contexts with respect to design of the street, the public realm and the adjacent built form.

MS1. Within the South Portion of Main Street, the current condition and approach to the streetscape is to be continued and enhanced:

- On-street parking shall continue to be accommodated along the north side of the street; consideration shall be given to demarcating these areas through decorative paving;
- A 2-way bicycle path shall be created through widening of the existing sidewalk;
- Large canopy street trees shall be planted between the sidewalk and the property line;

MS2. Within the Central Portion of Main Street, the current condition and approach to the streetscape is to be continued and enhanced:

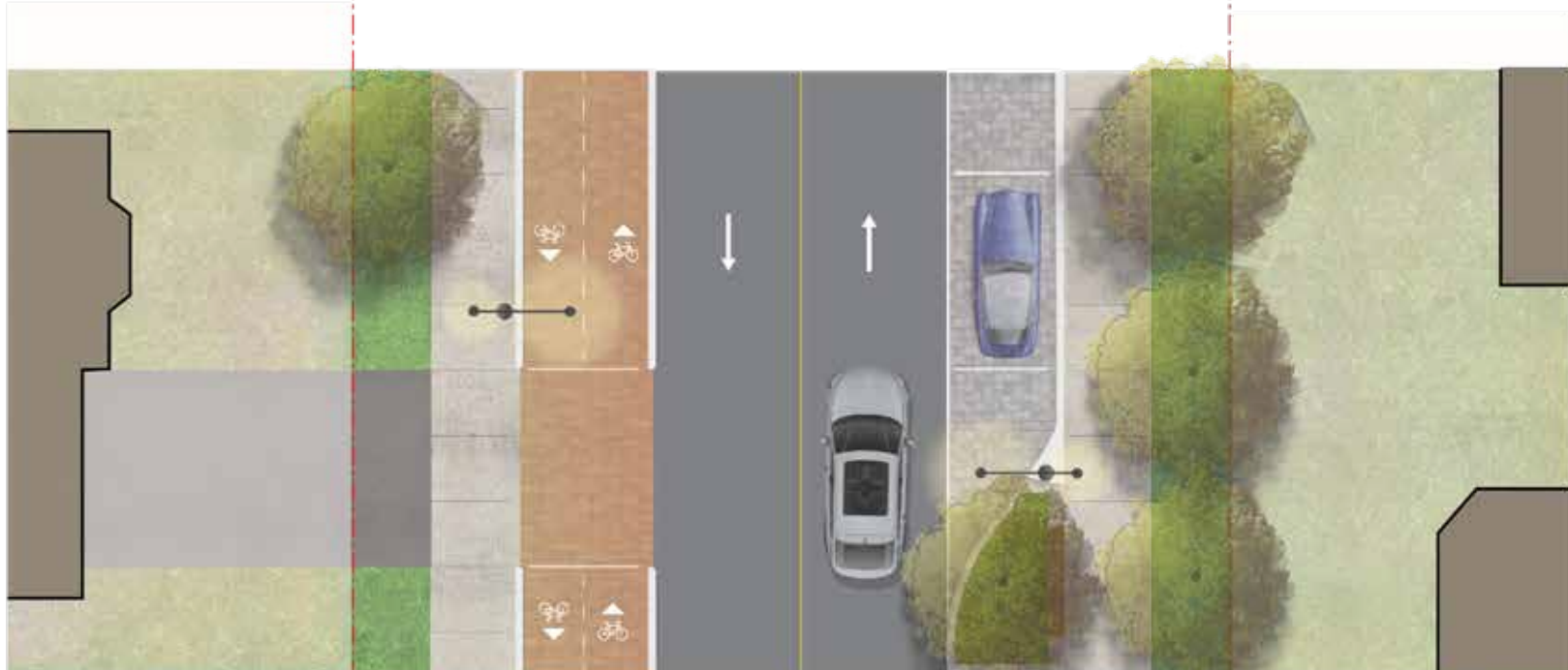
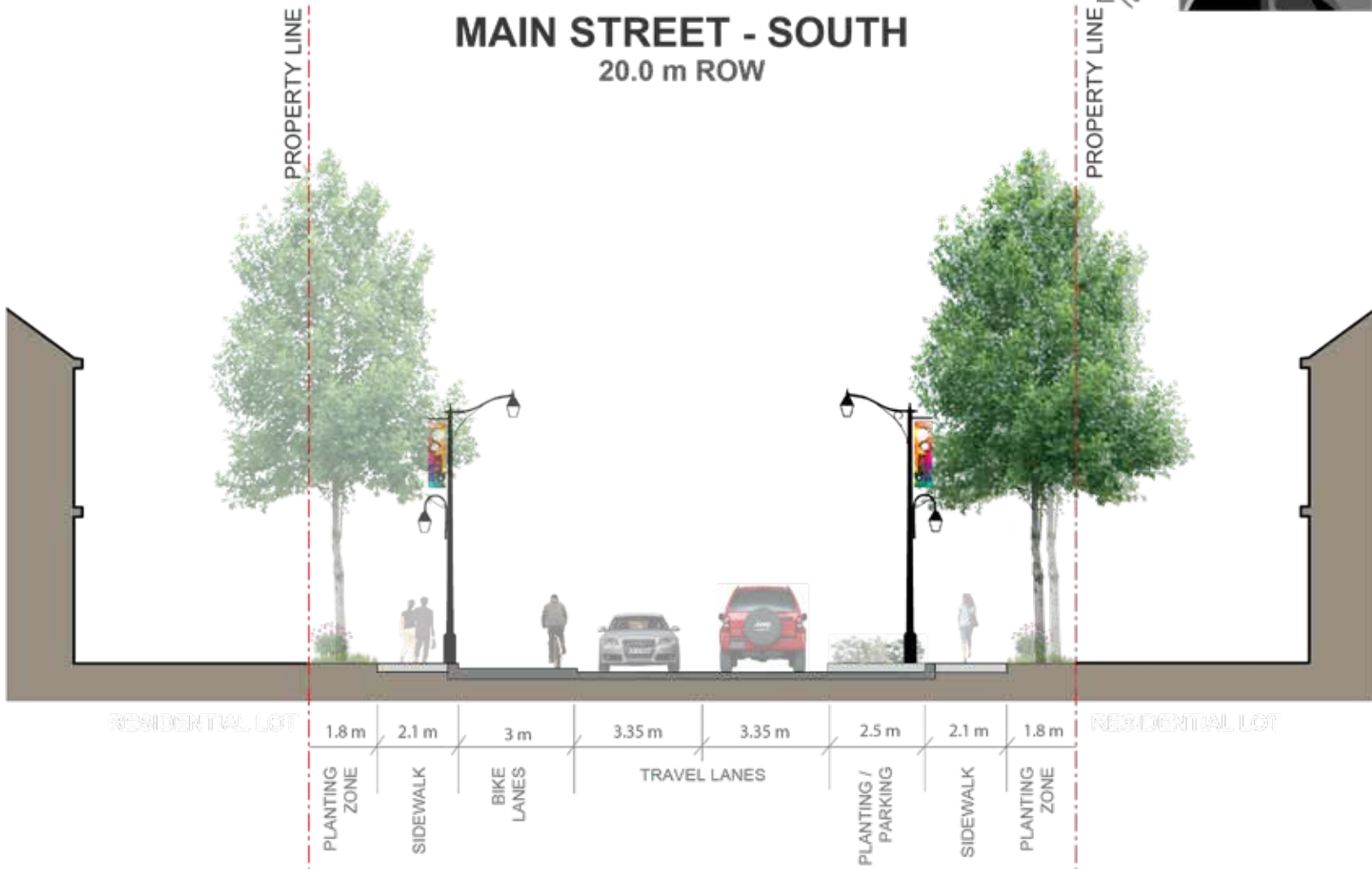
- On-street parking shall continue to be accommodated along both sides of the street; consideration shall be given to demarcating these areas through decorative paving;
- Pedestrian-scaled street lights are encouraged;
- A 2-way bicycle path may be created through;
 - Removal of on-street parking from one side of the street; or,
 - Removal of the centre landscaped median;

MS3. Within the North Portion of Main Street, the current condition and approach to the streetscape is to be improved and enhanced:

- On-street parking shall continue to be accommodated along one side of the street; consideration shall be given to demarcating these areas through decorative paving;
- Pedestrian-scaled street lights are encouraged; and,
- A 2-way bicycle path shall be created.

MAIN STREET - SOUTH

20.0 m ROW



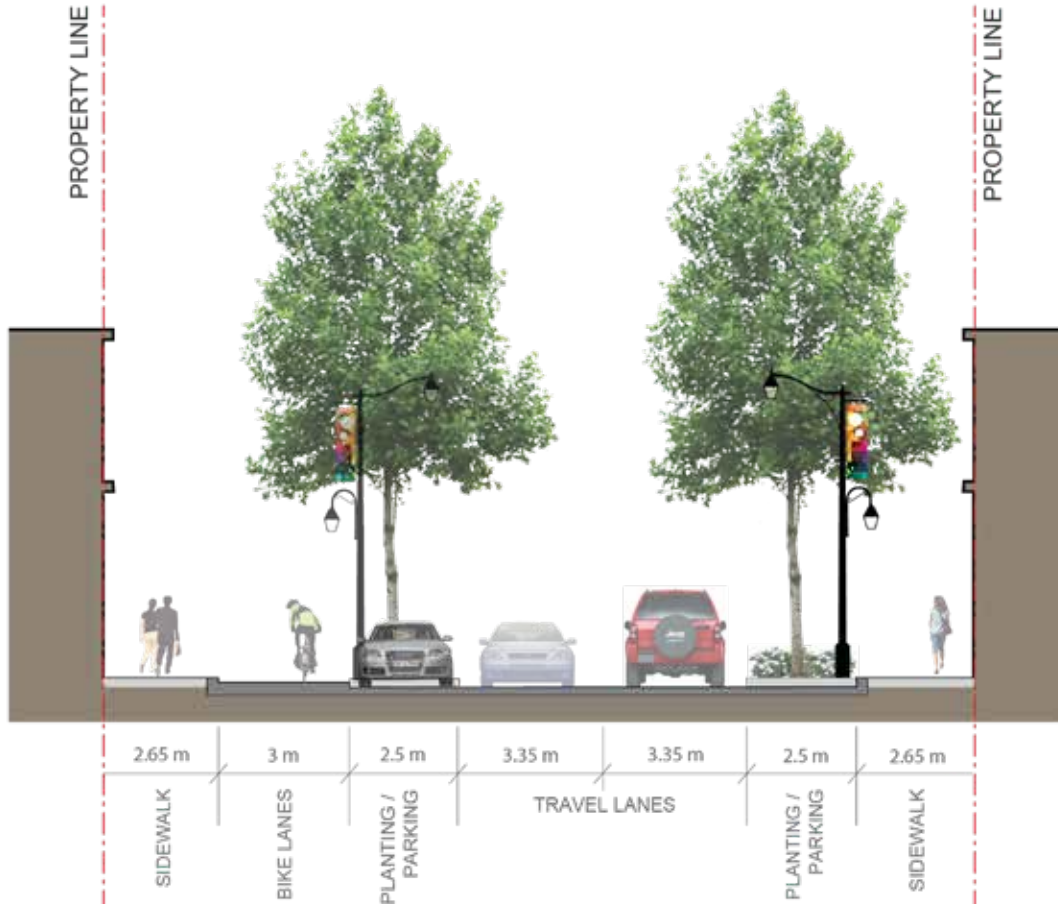
MAIN STREET - CENTRAL

with median 20.0 m ROW

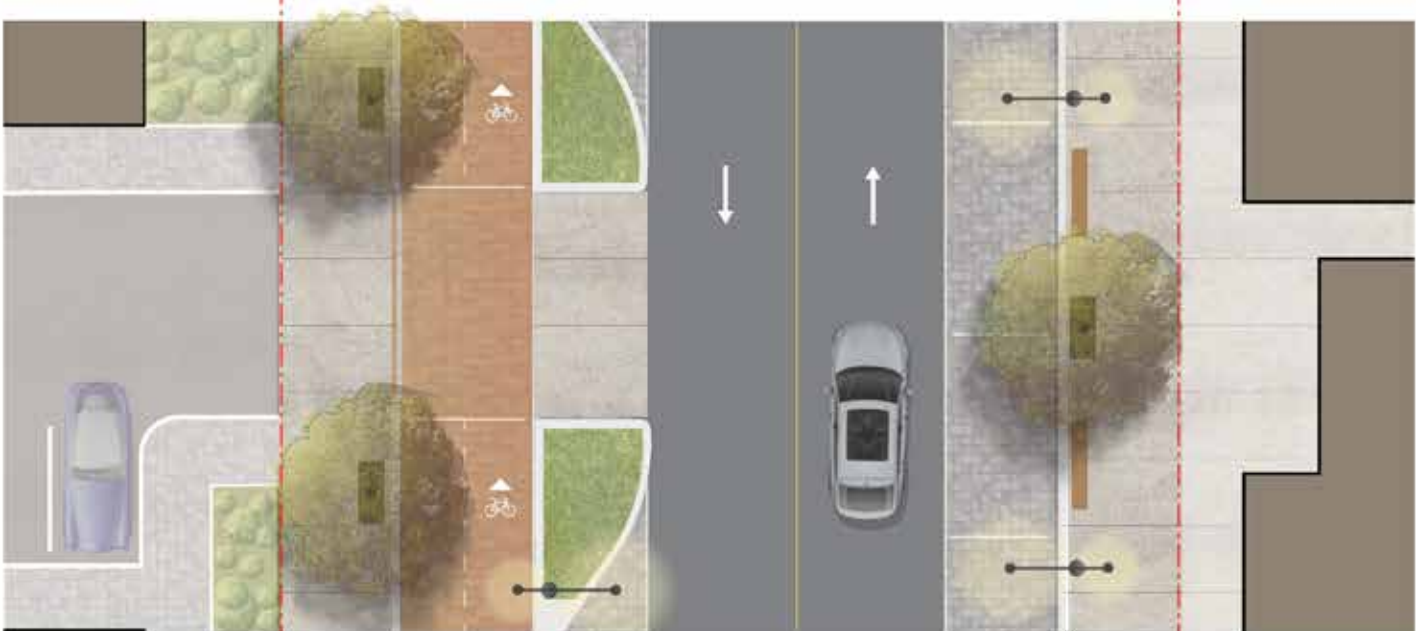
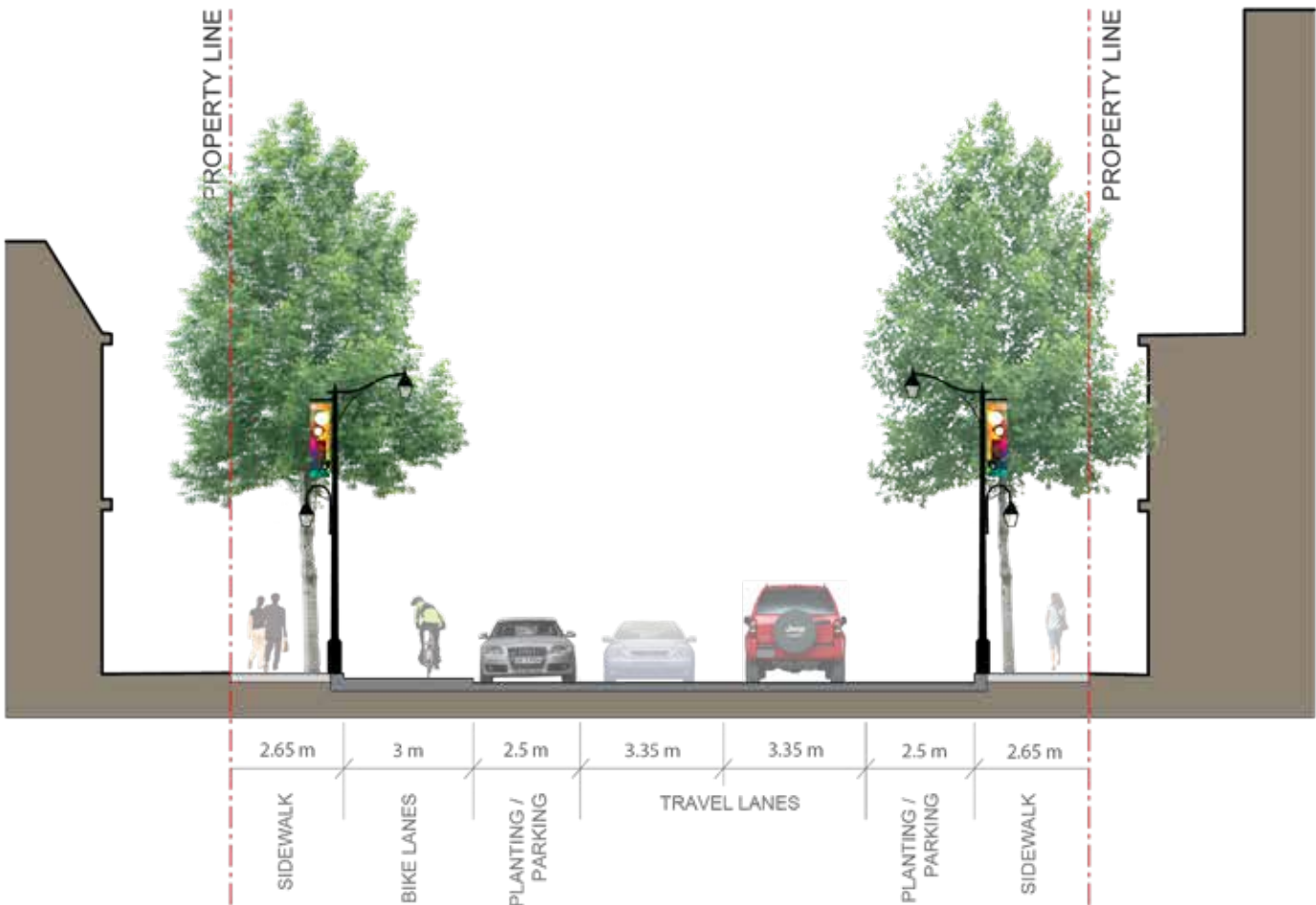


MAIN STREET - CENTRAL

without median 20.0 m ROW



MAIN STREET - NORTH
20.0 m ROW



Additional Guidelines for Guelph Street

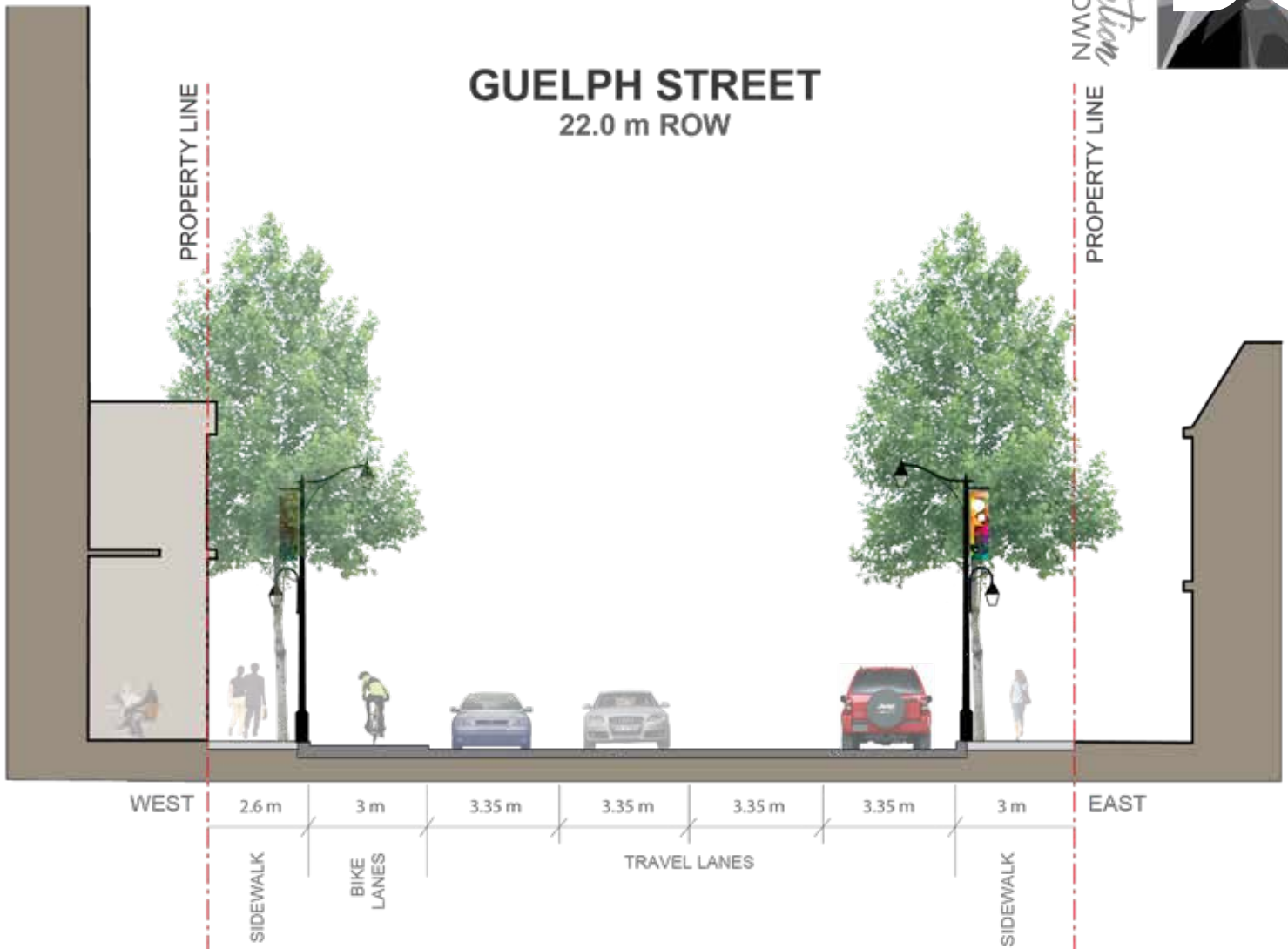
Guelph Street (Highway 7) is a major road that bounds the Downtown and connects it to the rest of the community and beyond. As such, it has a distinct identity and character that can be enhanced with the following improvements:

- GS1. Sidewalks shall provide space for outdoor cafes and retail uses. Visual and textural materials are to be considered for pedestrian paving to clearly delineate the pedestrian thoroughfare for the visually impaired and to help limit encroachments;
- GS2. Trees are to be located along the curb edge and shall be protected by tree grates and guards;
- GS3. Pedestrian scale decorative lighting shall illuminate the sidewalks. Where space permits, hardscaped boulevards shall line the street, separating pedestrians from vehicles to facilitate safe pedestrian movement;
- GS4. On-street parking, where possible and appropriate, shall be accommodated on Guelph Street;
- GS5. Where pedestrians and cyclists are meant to cross Guelph Street, the street environment shall provide safety features, which may include pedestrian islands, lit crosswalks, clear signage and/or well-marked routes;
- GS6. Intersections along Guelph Street shall be considered as high priorities for intersection improvements that increase the safety for pedestrians and cyclists; and,
- GS7. Through redevelopment of the parcels south of Guelph St, the Town shall consider a road widening of approximately 3.0 metres.



extensive sidewalks

GUELPH STREET 22.0 m ROW



Additional Guidelines for Mill Street

Mill Street is a local road that connects the residential neighbourhoods west of Main Street to the Downtown and beyond, to the GO Station area. As such it has a distinct function and character that can be enhanced with the following improvements:

- mS1. The sidewalk on the north side shall be expanded to incorporate street trees and a raised bike lane; and,
- mS2. The sidewalk on the south side shall incorporate street trees.



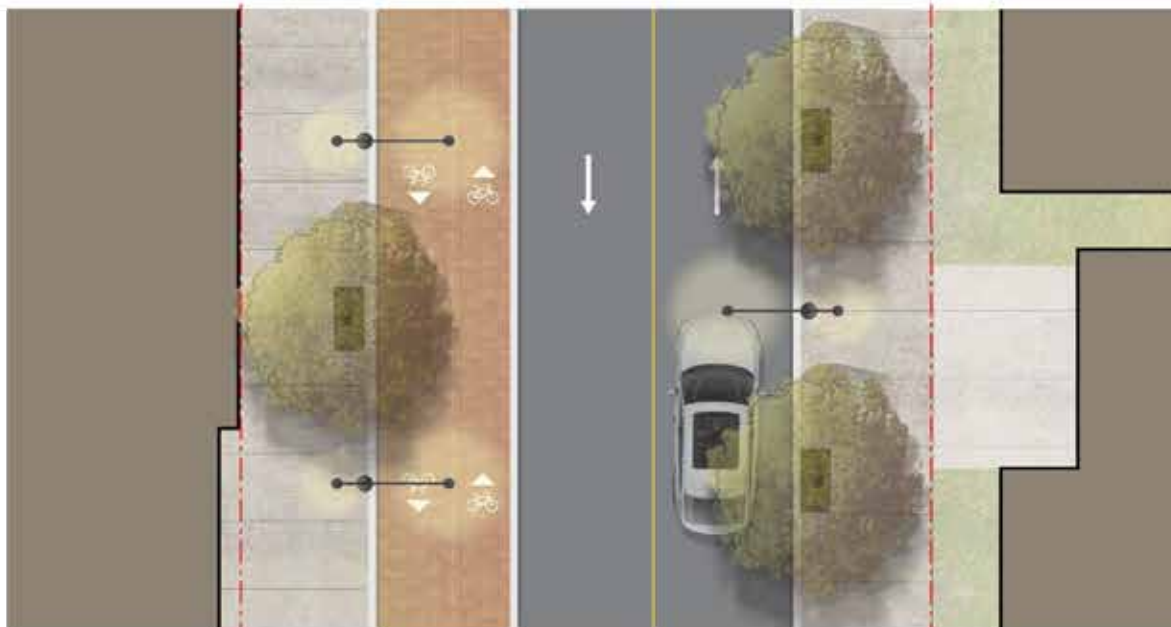
street trees



raised bike lane

MILL STREET

15.0 m ROW



Additional Guidelines for Church Street

The section of Church Street, between Main and Market Streets, has a unique character that results from the mix of community uses and buildings that are located on the south side of the street. The concentration of these uses, in combination with the townhouses located close to the street, on the north side, provides the opportunity to create a “shared street” that supports the library/cultural centre functions/events and an enhanced streetscape transition between the townhouse units and the public realm. On this basis, the following improvements shall be considered:

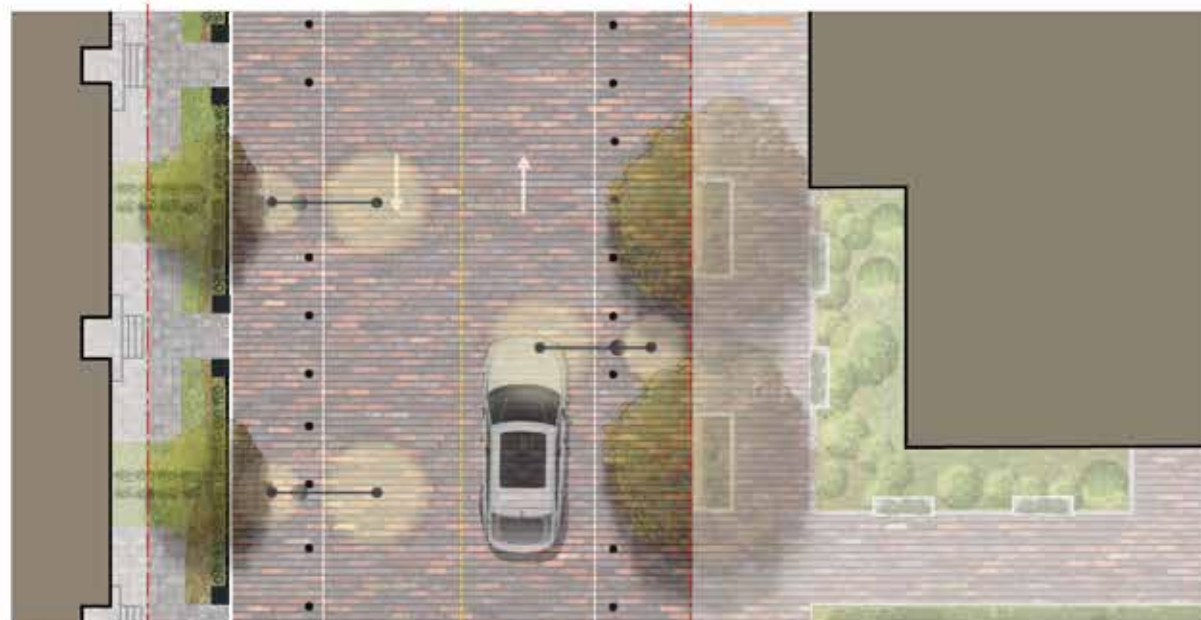
- CS1. Reduction of the roadway pavement width and removal of the lay-by parking;
- CS2. Relocation of the sidewalk on the north side of the street to allow for a landscaped zone between the Townhouse front doors and the roadway;

- CS3. Replacement of the barrier curbs with either flush or rolled curbs, in combination with decorative bollards to delineate the vehicular travel lanes;
- CS4. Decorative pavement across the public walkways, roadway and private areas in front of the library/cultural centre;
- CS5. Decorative street lights/fixtures that address roadway and pedestrian zones; and,
- CS6. An allee of canopy trees along street line in front of the church and library/culture centre.



CHURCH STREET 'SHARED STREET'

12.0 m ROW



Additional Guidelines for Local Streets

Local Streets are the smaller scaled, quieter public spaces where daily life happens - children play, neighbours meet, dogs are walked and, in some cases, street parties can take place. On this basis, the following improvements shall be considered:

- LS1. Where space permits, hardscaped boulevards shall line the roads, separating pedestrians from vehicles to facilitate safe pedestrian movement;
- LS2. Street lighting is to illuminate both the pedestrian and vehicular realm; and,
- LS3. Sidewalks are to be provided on both sides of all Local Streets.



raised sidewalks



pedestrian-scaled lighting

LOCAL STREETS

16.0 m ROW

PROPERTY LINE

PROPERTY LINE

RESIDENTIAL LOT

RESIDENTIAL LOT

1.95 m
PLANTING
ZONE

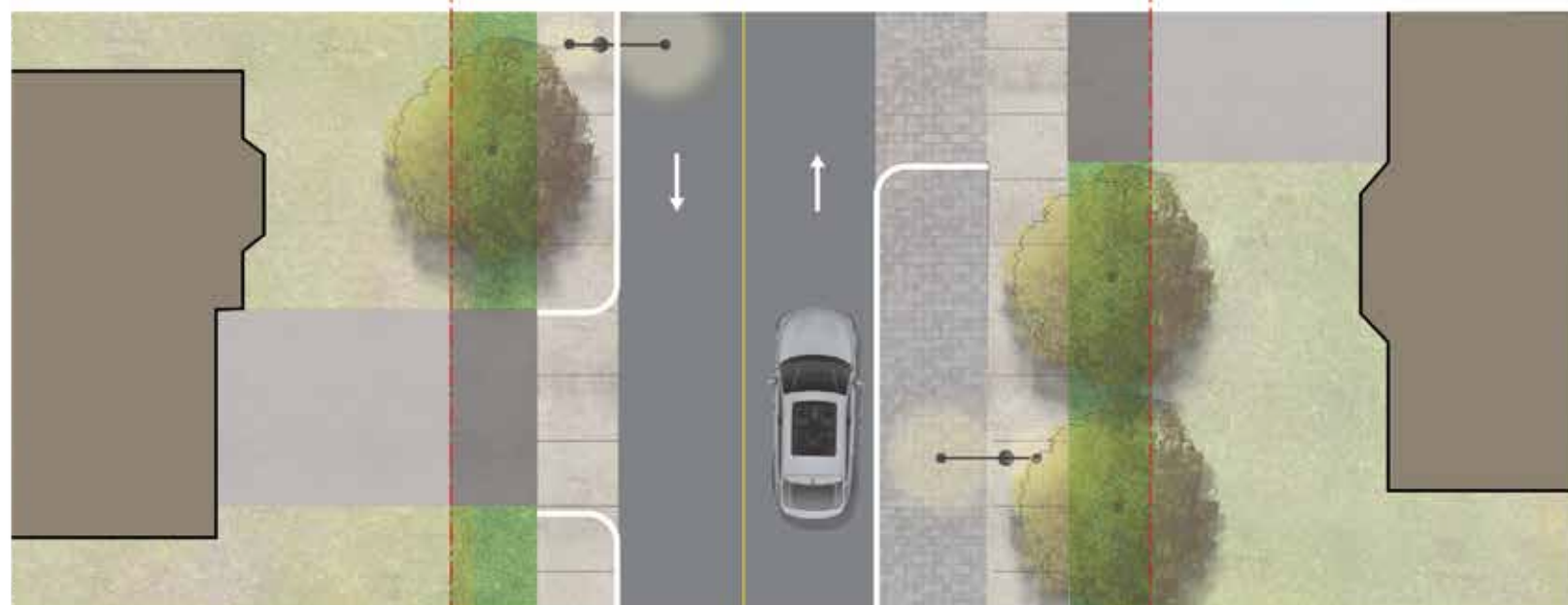
1.8 m
SIDEWALK

3 m 3 m
TRAVEL LANES

2.5 m
PARKING

1.8 m
SIDEWALK

1.95 m
PLANTING
ZONE



3.2 Park Spaces

An accessible, animated and varied hierarchy of Park Spaces is vital to promoting a healthy community and important to fostering a strong sense of place within Downtown Georgetown. Well designed, interesting and unique Park Spaces where people go to rest, relax, play, walk their dogs, eat lunch, enjoy the landscape and access community amenities, become the jewels of the community and are crucial components of the Public Realm Network. These spaces must support a variety of special, seasonal and daily activities, their design must reflect their context and enhance the character of the Downtown and they should promote best practices in urban design, landscape architecture and landscape ecology. Most importantly, Park Spaces shall reflect their urban context and be planned and designed as urban parks - smaller in scale, more passive and containing more features and elements than their suburban counterparts.

The Park Space Hierarchy

The Park Space Hierarchy appropriate for Downtown Georgetown is comprised of the following components:

1. The Existing Park (ie Remembrance Park);
2. Urban Squares;
3. Pocket Parks;
4. Sliver Parks; and,
5. Connecting Links.

Guidelines for all Park Spaces

The following guidelines apply to all Park Spaces in Downtown Georgetown:

- APS1. All public Park Spaces, will be safe, secure and accessible to the public;
- APS2. All Privately Owned Public Spaces (POPS) will be safe, secure and accessible to the public for a minimum of 14 hours per day, unless otherwise established through required legal agreements. These POPS will include adequate signage that indicates when it is open and accessible to the public;



remembrance park



APS3. All Park Spaces, including existing, and new, will display signage outlining the 'Park Manifesto' that outlines appropriate conduct for Park Space users and encourages respect for the Park and all users and adjacent spaces;

APS4. All Park Spaces shall be well maintained; Comprehensive maintenance schedules will be developed for all Park Spaces, including existing and new, to ensure safe, accessible and healthy landscapes;

APS5. All new Park Spaces will achieve a minimum of 40 percent tree canopy cover by the end of the 10th year after it is constructed, or redesigned;



APS6. The design of new Park Spaces will prioritize pedestrian comfort, by maximizing the duration of daily sunlight and protecting pedestrians from wind and other elements to support year-round use of the Park Space;

APS7. Amenities, such as seating, tables, washrooms, water fountains and waste receptacles shall be of a high quality and readily available within all Park Spaces;

APS8. New Park Spaces will be designed to the highest standards; high-quality building materials, informed planting choices and environmental sustainability are priorities in the design of new Park Spaces;



various park designs

APS9. New Park Spaces will include opportunities for Public Art;

APS10. New Park Spaces will include high quality, barrier free programmable space that can accommodate the needs of Park Space users and facilitate children's play, socializing, special events and recreation; and,

APS11. New Park Spaces will create and enhance opportunities for greening, and shall be appropriately linked with other elements of the Public Realm.

Additional Guidelines for Urban Squares

In addition to the guidelines for all Park Spaces, the following guidelines apply to Urban Squares:

- US1. Urban Squares are small Park Spaces that accommodate passive activities in a dense urban area. An Urban Square is defined as a pedestrian space larger than 1,000 square metres and smaller than 8,000 square metres in size with street frontage. Urban Squares include both hard and softscaped elements and are equipped with seating opportunities and ample pedestrian amenities;
- US2. Urban Squares shall be designed as follows:
- Have a minimum frontage on a public street of at least 40 percent of the depth of the Urban Square;
 - May have multiple public street frontages;
 - Adjacent built form shall have active, at-grade frontages abutting the Urban Square;
 - Shall include community and civic event spaces;
 - Shall include seating and a full furniture program, including lighting, opportunities for outdoor cafés and restaurants, facilities for seniors, children and youth; and,
- US3. It is not acceptable to place garbage storage facilities, loading docks or utilities in or directly adjacent to Urban Squares.



urban squares



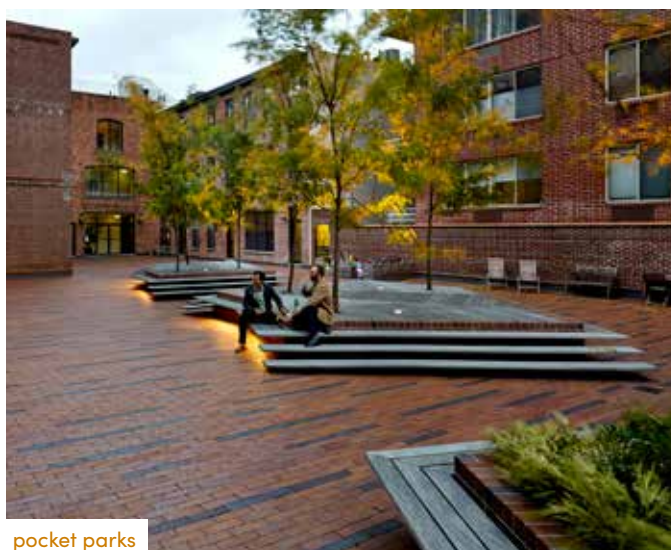
Additional Guidelines for Pocket Parks

In addition to the guidelines for all Park Spaces, the following guidelines apply to Pocket Parks, :

PP1. Pocket Parks are small-scaled components of the Public Realm Network and have an important role to play in enhancing the pedestrian connectivity in the Downtown. They are expected to be less than 1,000 square metres in size, but generally greater than 75 square metres. Pocket Parks shall be primarily hard surfaced, with limited soft surface elements;

PP2. Pocket Parks are expected to develop with the following criteria in mind:

- Have frontage on at least one public street;
- Require that adjacent built form have primary and active frontages facing the Pocket Park, where appropriate; and,
- Facilities shall include a full site furniture program, opportunities for outdoor cafés and restaurants, and facilities that support diverse and passive uses/activities.



pocket parks

Additional Guidelines for Sliver Parks

In addition to the guidelines for all Park Spaces, the following guidelines apply to Sliver Parks:

SP1. Sliver Parks are small scale components of the Public Realm Network that add to the width of the public sidewalk system, and create plazas or forecourts between the face of the adjacent building and the street. Sliver Parks shall be primarily hard surfaced, with limited planting and soft surface elements;

SP2. Sliver Parks are expected to develop with the following criteria in mind:

- Require that adjacent built form have primary and active frontages facing the Sliver Park; and,



sliver park

- Be flexible to accommodate spill out retail space, and/or outdoor cafés and restaurants.

Additional Guidelines for Connecting Links

In addition to the guidelines for all Park Spaces, the following guidelines apply to all Connecting Links:

- CL1. Connecting Links are outdoor walkways through a development site, connecting two streets together. They shall be provided in areas with high volumes of pedestrian traffic, for ease of movement as well as the creation of unique urban spaces;
- CL2. Connecting Links shall contribute to the logical wayfinding system and help to establish a network of publicly accessible spaces within Downtown Georgetown; and,
- CL3. Connecting Links are expected to develop with the following criteria in mind:
 - Width will take into account scale of adjacent buildings, but shall be a minimum of width of 2.5 metres;
 - Shall include several egress opportunities to the public sidewalk system;
 - Will be located between pedestrian destinations and may become destinations themselves;
 - Require that adjacent built form have primary and active frontages facing the Sliver Park;
 - Be primarily hard surfaced, with limited planting and soft surface elements; and,
 - Be flexible to accommodate spill out retail space, and/or outdoor cafés and restaurants.



connecting links



4.0 Design Guidelines for the Private Realm

An array of building types is encouraged throughout the Downtown. All development within Downtown Georgetown shall be compatible with development on adjacent properties and shall be consistent with these Design Guidelines.

4.1 Guidelines for all Buildings

The intent of these Design Guidelines is to achieve a balance between consistency of design as well as individual expression in new developments. Innovation is encouraged.



Guidelines for Architectural Variety/Quality

Architectural variety is crucial in creating a visually stimulating urban environment. Streetscapes composed of buildings of similar style and form can succeed through variations in the façade treatment and building mass in order to improve the overall architectural richness, variety, and building articulation in the community. In addition, Downtown Georgetown has a proud history of well designed buildings. All development shall ensure excellence in design and demonstrate high quality architectural detailing, in accordance with the following guidelines:

AV/Q1. In Downtown Georgetown new building design shall:

- Be barrier free;
- Have a textured architectural quality that can be achieved by introducing variation in certain elements of the façade treatment such as balconies, bay windows and porches, cornices, window trim, entrances, canopies and the articulation of the building mass;
- Promote street space that is scaled to the pedestrian and organized to present an appropriate façade to all adjacent public



streets. Primary pedestrian entrances shall provide direct and universal access to the public sidewalk;

- Include pedestrian weather and sun protection systems including awnings, canopies, colonnades, or front porches along the sidewalk edge of important pedestrian streets, adjacent to Park Spaces and at entrances to buildings;
- Where feasible, have all transformers and other above ground utilities located within the building, or on private property located away, and/or screened, from public view;



AV/Q2. Design Excellence – All development shall demonstrate design excellence and compatibility with its surrounding context. Architectural detailing, landscape treatments, colour and building materials shall be representative of the highest quality possible;

AV/Q3. Identity – Development shall achieve a unique expressive identity respectful of context. Where applicable, the ground floor of buildings shall be designed to express the individuality of the commercial or residential unit through architectural expression and the inclusion of entrance doors and windows addressing the street. In addition, development shall respect the existing physical character of its adjacent and surrounding context. Development shall:



- Respect the prevailing existing building height, and, if taller, be stepped-back from the prevailing existing building height;
- Respect and reinforce the general physical character, pattern, scale and massing of prevailing development context;
- Require that the prevailing patterns of landscaped open space within the Public Realm are maintained or enhanced;





AV/Q4. Expressive Forms - Development shall clearly express a base at the street level, the main body of the building, and a roof form. This will be achieved through various means including setbacks, step backs, textures and materials and other architectural treatments;

AV/Q5. Flexibility - Provide sufficient flexibility in considering architectural design proposals to support and accommodate variety, without any strict imposition on building style, or the poorly interpreted replication of historical elements in new building design, except where Designated or Listed Heritage Buildings are affected;



AV/Q6. Exterior Materials and Colours - Exterior building colours and materials are selected from a traditional palette. Cladding materials shall be high quality and appropriate for the building type proposed and in recognition of the development context in proximity. Use building materials, such as red or yellow brick, stone, wood and glass, that are true to their nature and do not mimic other materials. Vinyl siding, plastic, plywood, concrete block, darkly tinted and mirrored glass and metal siding are not permitted;

AV/Q7. All publicly visible facades at the side and rear of buildings should have a compatible architectural expression as the primary façade through consistency in materials and expression of datum lines;



AV/Q8. Balconies - Balconies shall be designed as an integral part of the building rather than appearing to be 'tacked-on';

AV/Q9. Roof Top Gardens - Where appropriate, roofs and terraces shall be usable for private and communal outdoor patios, decks and gardens. Green roofs are encouraged as a means of retaining storm water, improving air quality and to add visual interest. Roof top gardens may also offer opportunities as dog stations; and,

AV/Q10. Roof top mechanical equipment shall be screened from public view with materials that are complementary to the building or through architectural features. Roof top penthouses are to be integrated with the primary architectural expression and/or roofline.

Guidelines for Compatible Development and Transition

All development applications within Downtown Georgetown will be required to demonstrate compatibility with their surrounding context. Compatible development is central to the vision of preserving and enhancing the unique character of the Downtown. A key element of compatible development is related to the defined transition in development height on adjacent properties.

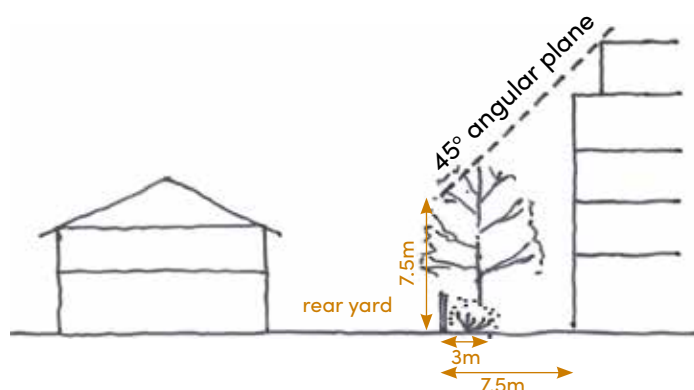
CD/T1. For any proposed development, building mass, lot coverage, scale and building setbacks shall be compatible with buildings in the immediate vicinity;

CD/T2. For additions or renovations to an existing building shall be compatible with the architectural style, exterior colour and materials of the primary building;

CD/T3. The transition of building types and between abutting Areas and properties shall be established through the application of some combination of:

- The transition in permitted heights established in the policies of the Secondary Plan;
- Setbacks, step backs and the application of angular planes;
- Façade articulation, enhanced landscape treatments, tree planting and fencing;
- Any other applicable development transition approaches acceptable to the Town;





Downtown Neighbourhood
Designation

New Development

Setback and angular plane requirements for new development abutting the rear yard of lands within the Downtown Neighbourhood designation



Downtown Neighbourhood
Designation

New Development

Setback and angular plane requirements for new development abutting the side yard of lands within the Downtown Neighbourhood designation

CD/T4. In addition to those tools, transition requirements shall also consider and mitigate impacts related to overlook and loss of privacy, to the satisfaction of the Town;

CD/T5. Where any proposed development abuts the Downtown Neighbourhood Area, as defined in the Secondary Plan:

- An appropriate building setback shall be established from any abutting rear or interior side lot line;
- A minimum landscape buffer strip of 3 metres shall be included within the setback, abutting any abutting rear or side lot line. The 3 metre landscape buffer shall provide the opportunity for substantial tree, shrub and groundcover planting and appropriate privacy fencing;
- An angular plane measured from 7.5 metres above the abutting lot line shall be used to establish the maximum height of any new development. The angular planes shall be applied as follows:
 - A 45 degree angular plane where new development abuts a rear yard condition; or,
 - A 60 degree angular plane where new development abuts an interior side yard condition;
- Front lot lines and exterior side lot lines are specifically exempt from the need to apply and angular plane; and,

CD/T6. Where the transition techniques are to be applied, they shall be applied only to those developments that are expected to accommodate Mid-Rise I and Mid-Rise II Buildings. It is the responsibility of the taller and more massive buildings to establish appropriate transition to the abutting smaller scale development.

Additional Guidelines for Gateways and Landmark Sites

Highly visible and prominent locations in the Downtown provide excellent opportunities for place-making and promoting the identity of the Downtown. For these reasons, Gateway Locations and Landmark Sites warrant special consideration and shall include a combination of building and landscape features that enhance the quality of the Public Realm and contribute to the character of the Downtown.

Landmark Sites

- LS1. Taller building elements at Landmark Sites shall be considered, if compatible with and appropriately transitions to the surrounding context; additionally, these elements must:
- Include distinct architecture and/or architectural features;
 - Strengthen the identity of the Downtown;
 - Be proportionately scaled, relative to its location, context and visibility;
 - Reflect design excellence;
- LS2. On Landmark Sites, distinct/special building height, massing and articulation shall be visible and legible from greater distances and close up;
- LS3. Built form and landscaping at Landmarks sites must be comprehensively considered and include coordination of the private and public realm, with respect to layout, configuration, materials, design features and design details; and,
- LS4. Built form design criteria shall be based upon the proposed building typology – Mid-Rise I and Mid-Rise II.



landmark buildings



Gateways

- GS1. A series of Gateway Locations mark the entry points to the Downtown; these locations, which may include existing built form and/or proposed Landmark Sites, shall be the focus of public realm development;
- GS2. Gateway Locations shall be comprehensively considered and include coordination of the private and public realm, with respect to layout, configuration, materials, design features and design details;
- GS3. Gateway Locations shall be designed to:

- Enhance the sense of arrival / wayfinding;
- Strengthen the identity of the Downtown;
- Be proportionately scaled, relative to its location, context and visibility;
- Complement the character of the Downtown;
- Reflect design excellence; and,

- GS4. Design at Gateway Locations should incorporate a combination of built features and landscape elements; these may include public art, signage, architectural features, landscape structures, street furnishings, special pavements and plantings (both permanent and seasonal).



gateway features

Additional Guidelines for Low-Rise Buildings

LRB1. Low-Rise Buildings, including Live-Work Units, shall be a maximum of 3 storeys in height. The Town may establish more specific height limits on a site by site basis, based on the scale of adjacent buildings and the character and context of the surrounding community.

Additional Guidelines for Mid-Rise I Buildings

MRI1. Mid-Rise I Buildings are to be a minimum of 3 storeys and a maximum of 6 storeys. The building height for Mid-Rise I Buildings shall be exclusive of mechanical penthouses and roof ornamentation.

MRI2. Mid-Rise I Buildings shall:

- Be compatible with and provide appropriate transitions to the surrounding context;
- Respect the character and be suitably integrated with adjacent existing and planning developments;
- Be developed on sites that are suitable for the proposed development, with adequate land area for required parking, site landscaping and landscape buffering;
- Be arranged/sited to align with and frame streets and park spaces;
- Incorporate highly articulated primary façades that face a public street and include main entrances to the building;
- Incorporate at-grade main entrances with a maximum of one step above grade; and,
- Incorporate a podium element that is 2 or 3 storeys in height, or the same height as immediately adjacent buildings; the tower portion above the podium shall be stepped back a minimum of 2.0 metres from the podium face.



low-rise building



mid-rise I buildings



mid-rise I buildings

Additional Guidelines for Mid-Rise II Buildings

MR11. Mid-Rise II Buildings are a minimum of 6 storeys, or 25 metres in height and a maximum of 12 storeys. The building height for Mid-Rise II Buildings shall be exclusive of mechanical penthouses and roof ornamentation.

MR12. Mid-Rise II Buildings shall:

- Be compatible with and provide appropriate transitions to the surrounding context;
- Respect the character and be suitably integrated with adjacent existing and planning developments;
- Be developed on sites that are suitable for the proposed development, with adequate land area for required parking, site landscaping and landscape buffering;
- Be arranged/sited to align with and frame streets and park spaces;
- Incorporate highly articulated primary façades that face a public street and include main entrances to the building;
- Incorporate at-grade main entrances with a maximum of one step above grade; and,
- Incorporate a podium element that is 2 or 3 storeys in height, or the same height as immediately adjacent buildings; the tower portion above the podium shall be stepped back a minimum of 2.0 metres from the podium face.

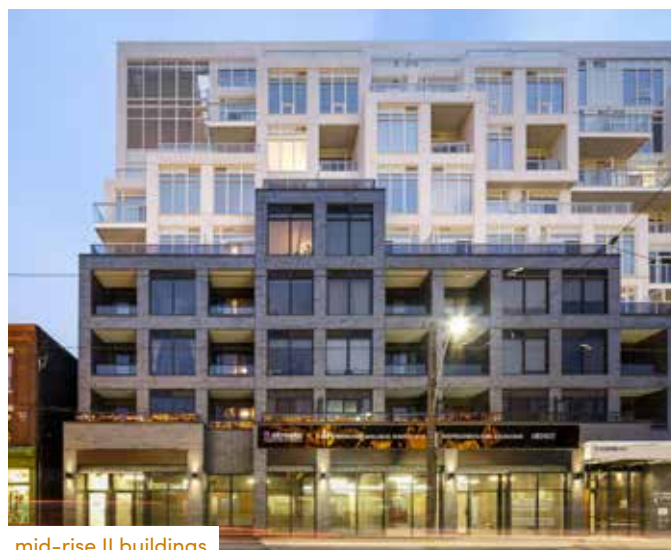
Additional Guidelines for Buildings in the Historic Main Street Area

The Secondary Plan includes a number of Land Use Designations that have specific requirements for design, that are not necessarily related to the building form that is permitted. Within the Historic Main Street Area, as defined within the Secondary Plan, the following additional guidelines apply:

HMSA1. High activity uses that animate the streetscape and encourage foot traffic are required at-grade abutting Main Street, and along the side streets within the Historic Main Street Designation, with uses such as offices and residential uses on second floors and above. At-grade façades shall incorporate primary building entrances and broad window treatments at street level;

HMSA2. All development proposals within the Historic Main Street Area shall incorporate the following requirements for the design of front and exterior side façades:

- The minimum building height shall be 2 storeys;
- Buildings above 2 storeys shall be required to articulate the historic 2 storey building height, both through architectural detailing and with a building step-back above the 2nd storey;
- The floor-to-ceiling height of ground floors for all new buildings shall be a minimum of 4.25 metres; and,
- The elevation of the front door shall preferably flush with grade, and shall be no more than 1 step above grade.



mid-rise II buildings



Additional Guidelines for Buildings in the Downtown Regeneration Area

The Secondary Plan includes a number of Land Use Designations that have specific requirements for design, that are not necessarily related to the building form that is permitted. Within the Downtown Regeneration Area, as defined within the Secondary Plan, the following additional guidelines apply:

DRA1. High activity uses that animate the streetscape and encourage foot traffic are required at-grade abutting Main Street and Mill Street within the Downtown Regeneration Area, with uses such as offices and residential uses on second floors and above. At-grade façades shall incorporate primary building entrances and broad window treatments at street level;

DRA2. Abutting other streets within the Downtown Regeneration Area, high activity uses that animate the streetscape and encourage foot traffic, are encouraged at-grade. At-grade façades shall incorporate primary building entrances and broad window treatments at street level, where appropriate;

DRA3. Development within the Downtown Regeneration Area shall:

- Ensure that enhanced connections to the Town's parks and trails are provided;
- Provide enhanced on-site pedestrian elements;
- Consider the topography of the area in determining appropriate building design and massing;
- Incorporate appropriate conservation and integration of any on-site Designated or Listed Cultural Heritage Resource.



mid-rise II buildings

DRA4. All development proposals shall incorporate the following requirements for the design of front and exterior side façades within the Downtown Regeneration Area:

- The minimum building height shall be 3 storeys;
- The floor-to-ceiling height of ground floors for all new buildings shall be a minimum of 4.25 metres;
- The maximum floor plate for any building component above the sixth floor shall be 750 square metres; and,
- The minimum separation distance between adjacent buildings above the sixth floor shall be 25 metres.

Additional Guidelines for Buildings in the Downtown Neighbourhood Area

DNA1. In reviewing applications for development within the Downtown Neighbourhood Area, the Town shall be satisfied that:

- The residential character of the neighbourhood is maintained;
- The proposed development complements, and is similar to other existing residential buildings in proximity in terms of:
 - Landscape treatments;
 - Building height, scale, lot coverage and massing;
 - Roof line;
 - The location and size of parking facilities/garages;
 - Architectural detail;
 - Building materials and colour; and,



animated street frontage



heritage integration



low-rise development

— Front and side-yard setbacks;

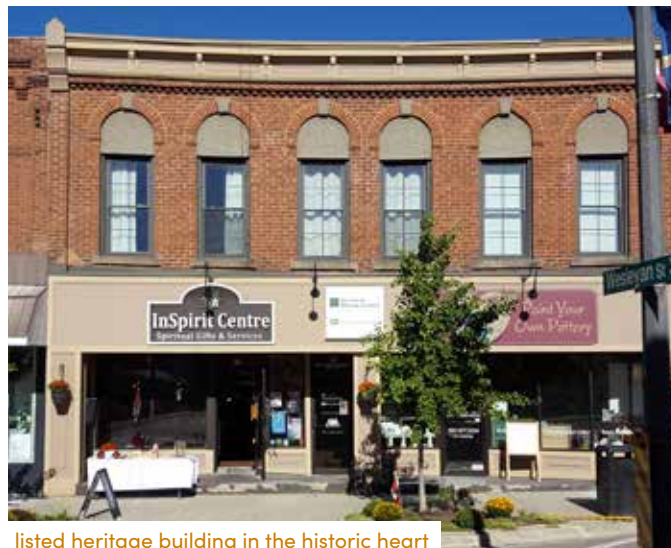
- The façade of any building facing a street shall feature a porch, prominent entrance or other architectural gestures that provides a 'public face'. The main front door must be clearly visible from the street;
- The elevation of the front door shall be no more than 1.2 metres above grade;
- Appropriate buffering such as landscaping and fencing will be provided on-site to ensure the compatibility of the use with adjacent uses; and,
- Appropriate on-site parking is available. Driveways and/or garage doors shall not dominate the front façade of the primary building or the view from the street. All on-site parking shall be located within the interior side and/or rear yard.

4.2 Heritage Design

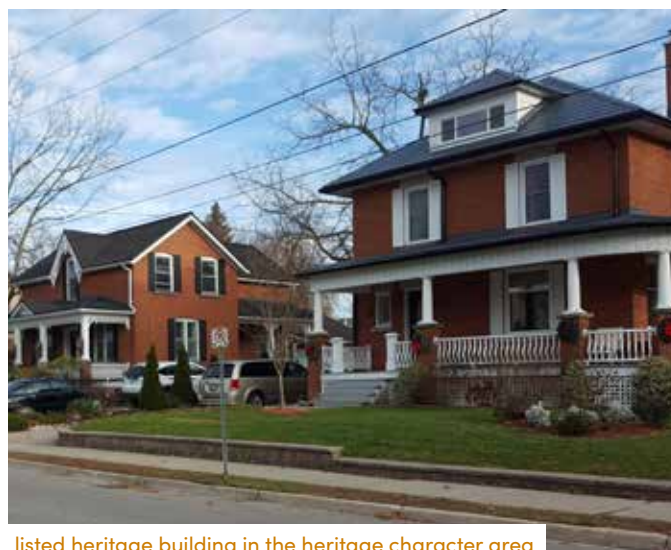
Appendix III to the Secondary Plan includes an inventory of both Designated and Listed Cultural Heritage Resources. Within Downtown Georgetown, there are three distinct areas exhibiting unique heritage characteristics, as follows:

1. The **Historic Heart**, centred on Main Street, where many of Georgetown's most recognizable historic commercial and institutional buildings are found. Collectively, they define a relatively intact, authentic, and historic streetscape with a strong sense of architectural continuity. Within this approximately two-block zone, the intent of these guidelines is to preserve the existing character, and ensure that new development conforms to the primary character-defining architectural elements of the Main Street streetscape;
2. A **Heritage Character Area**, roughly corresponding to the Downtown Neighbourhood area and those areas of Main Street outside of the Historic Heart. In this area, there is a recognizable pattern of streets, lots, landscapes and buildings with historic origins, but with a more eclectic architectural and spatial character. Within this area, the intent of these guidelines is to ensure new development is compatible with the character-defining elements, but with more latitude for individual expression; and,
3. The **Balance of the Downtown**, where some heritage buildings are found, but where there is no prevalent historic character across the area. In this area, the intent of these guidelines is to ensure that heritage resources are conserved and featured appropriately within new development, but with the most latitude for individual expression. Refer to 7.1 Design Guidelines for All New Development.

This Heritage Guideline Section is organized in 2 parts. First, to provide general guidance for development on, or adjacent to the identified heritage resources in the Downtown, and second, to provide specific guidance for the identified Historic Heart and the Heritage Character Area.



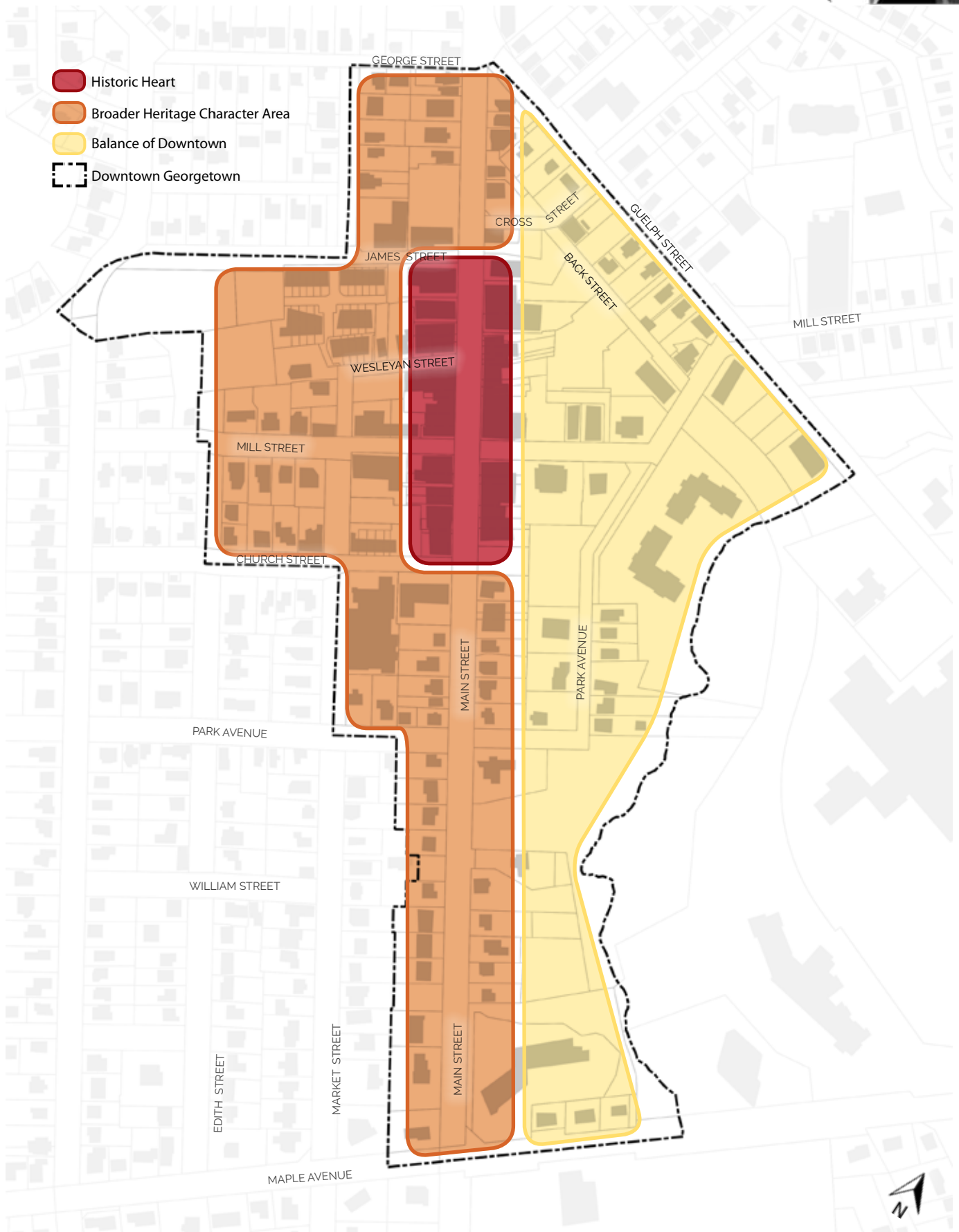
listed heritage building in the historic heart



listed heritage building in the heritage character area



listed heritage building in the balance of the downtown



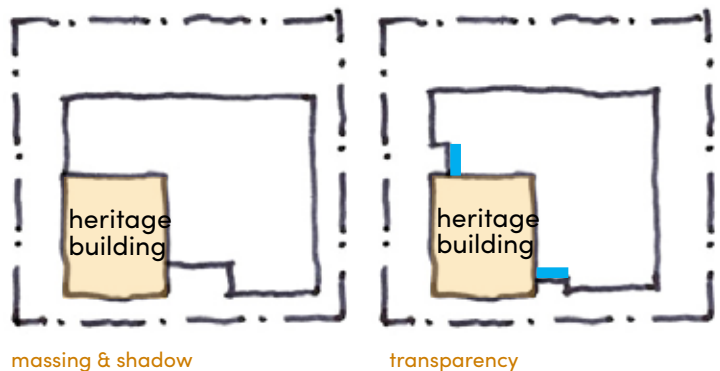
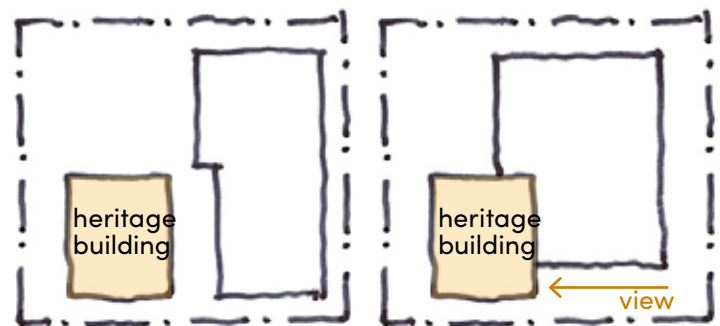
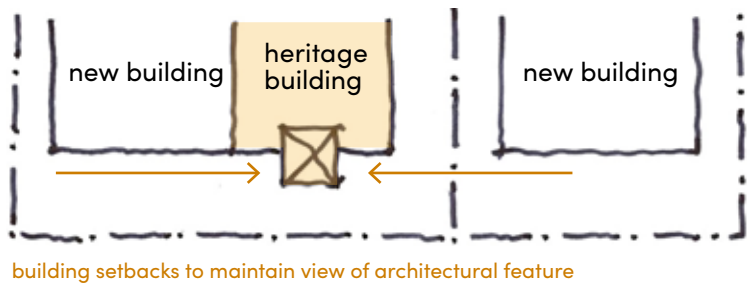
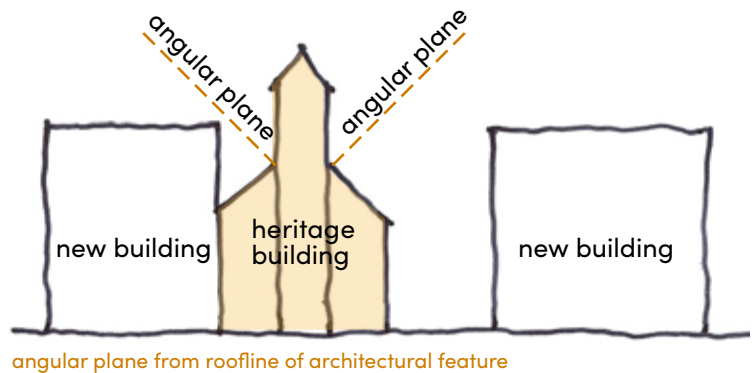
Heritage Guidelines for all Development

HG1. All development proposals within Downtown Georgetown shall design, restore or enhance their building façades in order to maintain the historic architectural character and identity of the Downtown. Where development is proposed that includes a Designated or Listed Heritage Building (as identified in Appendix III), the original architectural details and features shall be restored and appropriately incorporated into the development, including requirements for:

- Decorative details and façade articulation that respects, or is consistent with the horizontal architectural elements of the building and/or neighbouring buildings with historic features;
- Significant vertical elements that maintain the traditional vertical pattern of building façade design for development sites that exceed 12.0 metre frontages; and,
- Architectural features such as awnings, canopies, and building cantilevers/overhangs on the building's front and exterior façades, where appropriate;

HG2. Changes to a building of heritage value must:

- Treat distinctive stylistic features or examples of skilled craftsmanship with sensitivity;
- Repair or replace missing architectural features with an accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural design of different architectural elements from other buildings or structures;





maintain vertical and horizontal rhythms of heritage buildings in new construction



low-rise development

- In instances where removal is required due to damage or deterioration, the materials shall be replaced with the same material or with materials that are compatible and/ or complementary to the original architectural character:
 - Respect changes to a historic building or resource which may have taken place over the course of time and may have acquired significance in their own right. The valid contributions of all periods to a historic building or resource should be respected;
 - Avoid historical misrepresentation. Buildings tell the story of historical development of the area. It is important that the historical record does not get confused through the mimicry of past architectural styles;
 - Be complementary to a building's original materials, as well as to those of adjacent buildings;
 - Ensure the selection of windows be undertaken in a manner that the materials and surrounds be based on those of the original building. The type of window (double hung etc.) and the resulting profile should reflect that of the original building;
 - Where an existing building lacks significant architectural detail, or a new building is proposed, the façade shall be representative of, or consistent with the historic architectural character and identity of the Designated or Listed Heritage Buildings in proximity;

HG3. Views of prominent architectural features of heritage buildings such as towers, turrets, spires or landmark facades will be maintained by all new development, including:

- For development on sites adjacent to the architectural feature, buildings shall be set back to maintain views of the feature from the ground level;
- For development on the same site, a 45 degree angular plane established from the roofline abutting the architectural feature shall be established where new development is not permitted, in addition to setbacks as above;



HG4. New construction on the site of existing heritage buildings shall feature the heritage resources within the architectural composition and provide a distinct visual separation between heritage features and new construction, using one or more of the following:

- A physical separation of 2 metres or more;
- Set back of new buildings to maintain views of the heritage building;
- A distinct massing change to create a strong shadow line, 3 metres wide and 2 metres deep;
- The use of transparency (glass) in joining the new construction to the heritage building. The transparency should be recessed a minimum of 0.5 metres; and,



HG5. New construction on the site of existing heritage buildings shall maintain similar horizontal and vertical rhythms through massing, datum lines, floor heights, bays, and architectural detailing. New construction should be visually distinct from the heritage building, using compatible materials.



heritage-sensitive development



Additional Guidelines for the Historic Heart

HH1. For sites with existing heritage buildings, the existing building shall form the podium element of the building, subject to the following:

- For new construction, buildings shall have a two storey podium at the street edge;
- The primary facade material shall be masonry, preferably yellow and/or red brick, wood, or natural stone. Aluminum siding, shingles, precast concrete panels, curtain wall glass, or stucco are not appropriate;
- An articulated cornice (minimum 0.5m height) shall be provided at the second storey. It shall respond to the cornice line of heritage buildings on abutting properties through alignment, height, proportion, rhythm, materials and/or architectural expression;
- Second storey windows shall have a vertical proportion and be vertically divided. They shall have articulated lintels and sills through elements such as projecting masonry, soldier courses, arched headers, change of material and/or decorative trims.

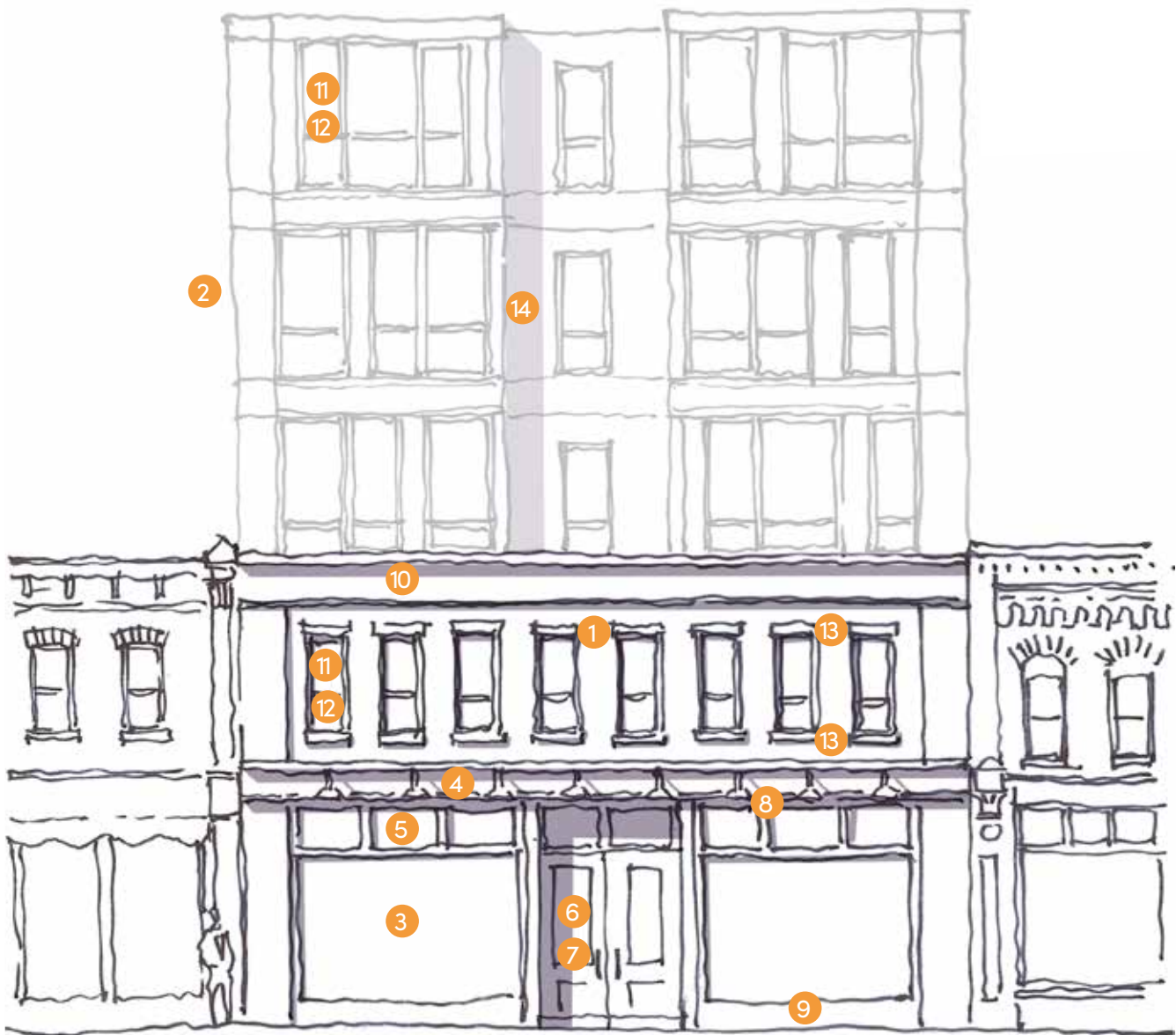


HH2. To facilitate a variety of retail expressions that are compatible with the context of the Historic Heart, the ground level facade shall incorporate a minimum of 5 (and preferably more) of the following:

- Transom windows;
- Recessed main store entrance with retail display along the sides forming the recessed entry;
- Paired, narrow store entry doors;
- Clear sidelights or doorway surrounds;
- A secondary cornice above the first storey;



heritage-sensitive development



adjacent heritage building	new construction	adjacent heritage building
----------------------------	------------------	----------------------------

- | | | |
|--|--|--|
| 1 two storey podium building | 7 recessed retail entry doors | 12 upper storey windows divided |
| 2 upper storeys set back | 8 projecting (e.g. gooseneck style) lighting | 13 prominent lintels and sills on second storey windows |
| 3 ground floor 75% transparent | 9 window treatment within 0.5m of grade | 14 vertical division to upper storey facade through datum lines, change in plane, and/or materials |
| 4 sign band or datum line distinguishes ground floor | 10 prominent cornice at second storey | |
| 5 transom windows at ground level | 11 vertical proportion to upper storey windows | |
| 6 narrow, vertical proportion entry doors | | |

Demonstration of design guidelines for a building site within the Historic Heart. Architectural elements of new construction may be simplified or contemporary if desired. However, those elements must have significant conformity with historic styles for the podium building that defines the street edge. Above the podium, there is greater latitude for architectural expression.



mcgibbon hotel old proposal rendition



heritage-sensitive development

- Decorative brackets or trim;
- Projecting lighting that illuminates the sign band and storefront, such as gooseneck lighting;
- A dedicated sign band with individual cut-out lettering and graphics (three dimensional);
- Decorative columns or pilasters;

HH3. In addition to the optional choices above, the following guidelines apply to all ground level facades:

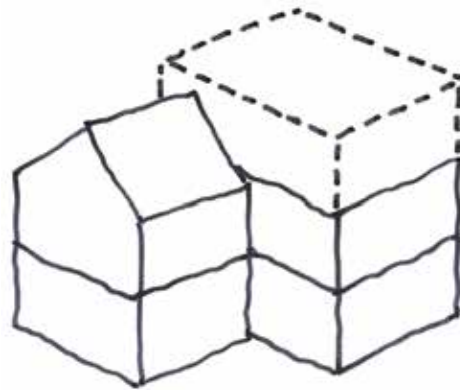
- The bottom of the window frame shall be within 0.5m of grade;
- The plane of the window shall be within 0.25m of the main front plane of the podium;
- The expression of retail may be accomplished with a wide variety of materials including glass, metal, wood, and masonry;

HH4. If the building is taller than the traditional podium along Main Street, additional building elements above the podium shall be stepped back a minimum of 3 metres from the front face of the podium. For every two storeys above that, an additional 3m step back is required (as measured from the front face of the podium). In addition, the building elements above the podium shall:

- Establish a vertical rhythm by incorporating datum lines, recesses, vertical breaks, pilasters and/or changes in material in the facade; and,
- While materials may differ from the podium, but must be complementary.

Additional Guidelines for Heritage Character Area

- HCA1. New buildings are to be located consistently with other buildings on the same block. For commercial blocks, setbacks are minimal. For residential blocks, setback varies but typically includes a front yard landscape zone;
- HCA2. Live work units and buildings with commercial on the ground floor are preferred to have a flat roof design;
- HCA3. For single-unit new residential construction located near the street edge of a predominantly residential block, building height should be a maximum of two storeys and incorporate a sloped roof design or profile. New construction taller than two storeys are to be located behind the rear half of the building;
- HCA4. Garages will not be a prominent visual feature of new development. If garages are provided, they are preferred to be located in the rear yard and accessed by a single lane driveway (3 metres maximum width). If integral garages are desired they may not project beyond the main front facade of the building:
- Single car garages are to be flush with the main front facade of the building, or set back; and,
 - Double car garages shall be set back a minimum of 6 metres from the main front facade of the building.



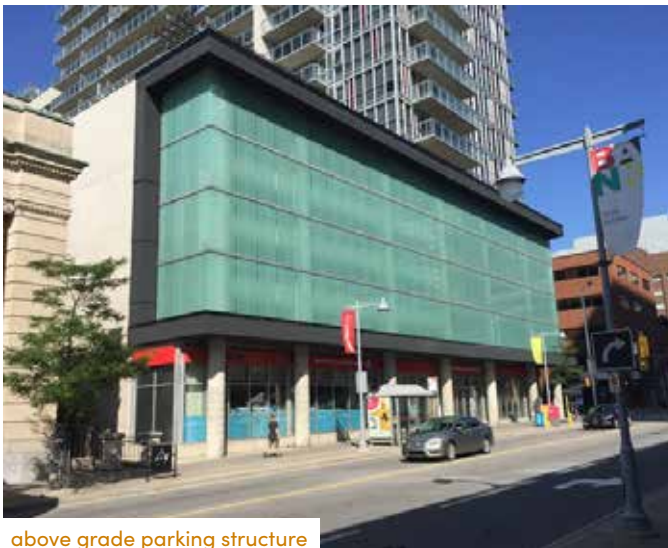
2 storey peaked roof building volume at street edge, taller portions set back



sensitive infill town houses



surface parking



above grade parking structure



surface parking

4.3 Other Key Design Elements

Guidelines for Parking, Loading and Service Facilities

Parking, loading and service facilities are important functional design elements that support a successful downtown, and that have a visual impact on the community. The sensitive location and design treatment of these facilities is important in the evolution of a beautiful historic downtown. The Town shall consider the following guidelines in their review of development applications:

- PLSF1. Access points shall be minimized and consolidated to optimize the use of driveways. An interconnected system of rear laneways and drive aisles across adjoining properties shall be encouraged;
- PLSF2. Connectivity between parking facilities and Main Street is required through the establishment of pedestrian linkages.
- PLSF3. Surface parking, loading and service facilities shall not be permitted in the front yard of any building within Downtown Georgetown. Parking, loading and/or servicing facilities may be permitted in an interior side yard and are permitted within the rear yard. On-street loading will be discouraged. Common laneways at the rear of commercial/mixed-use buildings shall be provided, where possible;
- PLSF4. Where parking, loading and/or servicing facilities are provided, their visual impact shall be mitigated by a combination of setbacks and landscaping including: pavement treatments, low walls or decorative fencing, landscaping and trees throughout parking lots and along the edges. Surface parking lots shall be lit with pedestrian-scale lighting;

PLSF5. Parking is encouraged to be provided in structures, either above, or where possible, below grade. Where a parking structure is above grade, permitted commercial uses shall be provided within the façade at-grade and the façade shall include appropriate architectural articulation; and,

PLSF6. Where surface parking is proposed, it shall be located within the rear yard or the interior side yard. Where any parking facility is located adjacent to a public street, it shall be designed to complement and integrate with adjacent buildings and the streetscape;

Guidelines for Lighting

Lighting is an essential consideration to ensure safe pedestrian, cyclist and vehicular movement. The following guidelines shall apply to the Downtown:

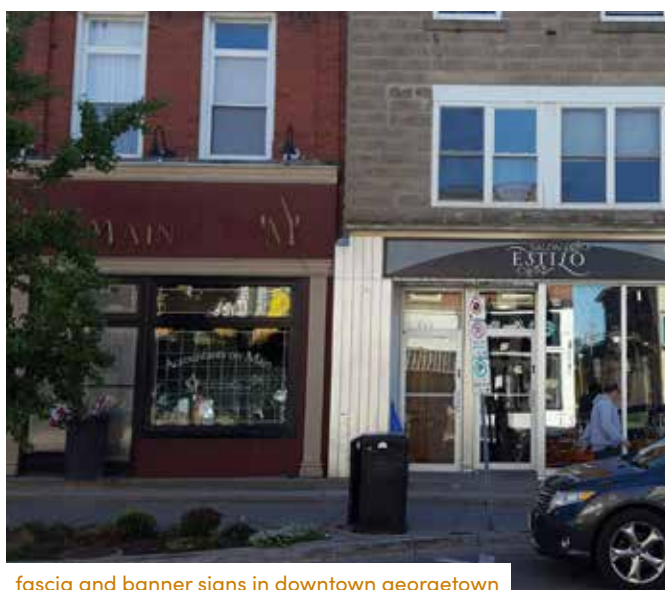
- L1. Exterior lighting shall be designed to promote pedestrian comfort, safety and provide a high quality ambiance;
- L2. Only Dark Skies friendly lighting will be permitted in the Downtown Area. In addition, accent lighting is encouraged where it can emphasize built form and landscape elements; and,
- L3. Pedestrian scale lighting shall be provided adjacent to streets, walkways, urban squares, pedestrian routes and within parks and along trails.



trail lighting



pedestrian lighting



fascia and banner signs in downtown georgetown

Guidelines for Signage

Signs should contribute to the quality of individual buildings and the overall streetscape, and should reflect the unique characteristic of their context. High quality, imaginative, and innovative signs are encouraged. Commercial storefront signage should be subject to the following guidelines, in addition to the Town's Sign By-law:

- S1. Signage shall be designed to be complementary to the character of the Downtown;
- S2. Backlit signage, fluorescent sign boxes corporate signage, billboards and large pylon signs shall be prohibited;
- S3. Signage within the Downtown Neighbourhood Designation shall be restricted in size and closely related to the principle building entrance;
- S4. Signs should be constructed of durable, high-quality materials and well maintained;
- S5. Street addresses should be clearly visible for every building;
- S6. Signage shall be integrated into the organization and design of building facades and located within architectural bays, friezes and datum lines;
- S7. Signs should not obscure windows, cornices, or other architectural elements;
- S8. Signs on heritage buildings should be compatible in terms of heritage character, colour, and material, and should not obscure architectural details;
- S9. The Town shall establish a Sign By-law specific to the various conditions and contexts found throughout the Downtown; and,
- S10. The Town shall consider an enhanced public wayfinding program throughout Downtown Georgetown.





5.0 Implementation

These Design Guidelines establish a framework that guides the physical design of the Public and Private Realms within Downtown Georgetown. Each of the identified guidelines are expected to give the Town direction in the review and approval of various forms of development over time. The Design Guidelines for the Public Realm are expected to be implemented by the Town over time.

The Design Guidelines for the Private Realm are expected to be implemented through the statutory planning tools that are provided to the Town through the Planning Act. Key implementing tools and processes will allow the Town to provide a number of key opportunities and public processes to consider development applications – these tools and processes include the Secondary Plan, the Zoning By-Law and Site Plan Approval.



The wording in this Design Guideline is substantially definitive. Notwithstanding the use of definitive language, this document is truly a Design Guideline, which is an Appendix to the Downtown Georgetown Secondary Plan. As a guideline document, flexibility in interpretation is implied, to the satisfaction of the Town. The statutory effect given to these Design Guidelines will only be achieved as they are implemented in the Secondary Plan and Zoning By-Law, or through the Site Plan Approval process.





Destination
DOWNTOWN

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Keith Hamilton, Planner - Policy

DATE: April 15, 2019

REPORT NO.: PLS-2019-0029

RE: Cannabis Cultivation and Processing in Halton Hills – Statutory Public Meeting Report

RECOMMENDATION:

THAT REPORT NO. PLS-2019-0029 dated April 15, 2019 regarding cannabis cultivation and processing be received;

AND FURTHER THAT all comments received from agencies and the public be referred to staff for a further report to be considered by Council regarding the final disposition of the cannabis cultivation and processing Official Plan and Zoning By-law Amendments.

BACKGROUND:

Through the approval of recommendations made in Report No. PLS-2019-0022, Council authorized the holding of a statutory public meeting to obtain public comments on the cannabis cultivation and processing in Halton Hills land use study and accompanying draft amendments to the Official Plan, Zoning By-law 2010-0050, Zoning By-law 2000-0138, and By-law 2013-0070 (Site Plan Control).

The purpose of this report is to provide background information in preparation for the statutory public meeting.

1. Study to Date

1.1 Timeline

A timeline of the study to date is as follows:

- March/April 2018: Town Planning staff research medical cannabis production and complete of policy scan of municipalities who had already introduced it into their Official Plans and Zoning By-laws;
- May/June 2018: with the Cannabis Act set to be enacted in the fall of 2018, the study was broadened to include all production-related activities to be regulated under this legislation;

- July/August 2018: Meridian Planning Consultants develop a background report on cannabis production and processing in Halton Hills, approved by Council on September 10th, 2018;
- September 24th, 2018: an Interim Control By-law is passed prohibiting cannabis production-related activities from developing in the Agricultural/Rural Area for one year; put in place to ensure no operations developed while the study is ongoing;
- November 2018: Planning staff begin consultation with public agencies and stakeholder groups with a circulation of the background report for comments;
- December 2018/January 2019: a 'Let's Talk Halton Hills' cannabis webpage is created with a survey attached which included questions on retail and production operations;
- February/March 2019: Planning staff and Meridian Planning Consultants develop policy options and draft Official Plan and Zoning By-law Amendments for cannabis cultivation and processing in Halton Hills;
- April 9th, 2019: Cannabis Cultivation and Processing in Halton Hills – Directions Report brought to Planning, Public Works and Transportation Committee along with a presentation from Planning staff outlining the policy options and preferred approach; and,
- April 2019: Council endorses preferred regulatory approach outlined in Directions Report and authorizes a Statutory Public Meeting to take place in May.

1.2 Summary of Policy Options

In developing policy options for cannabis cultivation and processing, three primary requirements were identified for building a preferred regulatory approach:

- Site specific rezoning: using prescribed Official Plan criteria where proposals go through a Zoning By-law Amendment process requiring public consultation and Council approval;
- Site Plan Approval: this planning approvals process requires proposals submit a Site Plan Application for evaluation and approval by Town staff and applicable public agencies; and,
- Setbacks from sensitive land uses: the directions report proposes a 150m setback from the following uses:
 - An arena;
 - A community centre;
 - A day nursery;
 - A dwelling unit;
 - A long term care facility;
 - A park, public;
 - A park, private;
 - A place of worship;
 - A retirement home;
 - A school, public;
 - A school, private; and,
 - A trade and convention centre.

These requirements were considered separately for cultivation and processing in the Employment (General, Rural and Prestige Industrial) and Agricultural/Rural areas of Halton Hills. The following table summarizes the options for each:

OPTION A			
Area	Rezoning	Site Plan Approval	Setbacks
Agricultural/Rural	X	X	X
Employment	X	X	X
OPTION B			
Agricultural/Rural	X	X	X
Employment		X	X
OPTION C			
Agricultural/Rural		X	X
Employment		X	X

Staff selected Option B as the preferred approach based on research, agency/stakeholder comments and public input. More described rationale for selecting this option is provided in COMMENTS Section 4 of the Directions Report.

COMMENTS:

1. Public Consultation

1.1 Online Survey

The Let's Talk Halton Hills Cannabis Survey was open from December 19th to January 16th and yielded 493 respondents. Seven of the survey's eleven questions were directly related to cannabis cultivation and processing. The following is a summary of the questions and responses:

Where do you think cannabis growing should locate?	Responses*	Percentage
Agricultural areas	114	23.9
Industrial areas	54	11.3
Both are acceptable	309	64.8

*16 respondents skipped this question

Where do you think cannabis processing should locate?	Responses*	Percentage
Agricultural areas	75	15.8
Industrial areas	84	17.7
Both are acceptable	315	66.5

*19 respondents skipped this question

Should cannabis growing and processing operations be:	Responses*	Percentage
Clearly identifiable from the road	91	18.9
Discreet, positioned further back from roads	200	41.5
No opinion	191	39.6

*11 respondents skipped this question

Where do you think establishing setbacks from sensitive land uses is important? Select all that apply:	Responses*	Percentage
Residences	231	48.6
Daycare centres	330	69.5
Schools	382	80.4
Health facilities	158	33.2
Youth-oriented facilities	334	70.3
Other	27	5.7
None	73	15.4

*18 respondents skipped this question

Those who answered 'Other' for this question were given the opportunity to clarify through written response. The most common responses were green spaces/environmentally sensitive areas and commercial areas, while other responses included churches, other agricultural operations and addiction/mental health services. Also of note is that several responses advocated for outright prohibition.

Do you have any concerns about the Town allowing growing and processing in Halton Hills?	Responses*	Percentage
Yes	145	29.6
No	345	70.4

*3 respondents skipped this question

Those who answered 'Yes' to this question were given the opportunity to clarify through written response. Of the 107 written responses provided, the most common advocated for outright prohibition, cited crime-related concerns, or cited concerns over odour from production. Other, less frequent responses included concerns related to surrounding property values, substance abuse, and youth access to cannabis.

On a scale of 1= most important to 4= least important, please rank the following:	Average Rank*
Potential economic benefit	2.23
Impact on surrounding property values	2.38
Odour from growing and processing	2.57
Threat to public safety	2.72

*Lower value indicates greater importance

Do you think that attracting commercial cannabis growing operations should be part of the Town's economic development efforts?	Responses*	Percentage
Yes	314	64.2
No	175	35.8

*4 respondents skipped this question

All those who answered this question were given the opportunity to provide more information through written response. For all those who answered 'Yes', 200 chose to provide a written response. General economic benefit was the most common theme among these responses, followed by job creation, tax revenue, and business attraction. Tourism and the potential expansion/diversification of existing businesses were also noted.

For all those who answered 'No', 86 chose to provide a written response. Most common among these responses was the belief that the Town should pursue the expansion of other businesses, while some saw no economic benefit, and others noted concern over perception of Halton Hills. Some noted concerns related to substance abuse while others were concerned over potential impacts on other uses.

2. Public Agency/Stakeholder Group Consultation

Following the approval of the Directions Report, a circulation of the report and draft amendments went out to public agencies and stakeholder groups. Groups consulted for this circulation included; Halton Region, Halton Catholic District School Board, Halton District School Board, Conservation Halton, Credit Valley Conservation, Niagara Escarpment Commission, Ontario Federation of Agriculture and Halton Hills Chamber of Commerce. At the time of the writing of this report, the Town has yet to receive and comments from circulated agencies and stakeholder groups. Any comments received will be addressed in the recommendation report.

3. Next Steps for the Cannabis Cultivation and Processing in Halton Hills Study

3.1 Public Input and Agency/Stakeholder Group Consultation

All staff and consultant reports related to the study have been made available for review on the Let's Talk Halton Hills webpage. In addition to the survey, which closed in January of this year, residents have been able to leave feedback through a question and answer tool clearly marked on the webpage. Staff have also circulated the Background and Directions Reports to a number of public agencies and stakeholder groups as part of the study. Staff will prepare a subsequent report to Council responding to comments received and make recommendations regarding the disposition of the Cannabis Cultivation and Processing Official Plan, Zoning By-law 2010-0050, Zoning By-law 2000-0138, and By-law 2013-0070 Amendments.

3.2 Revision of Proposed Amendments

Following the approval of this report, staff will gather all input received from the public, public agencies and stakeholder groups and decide whether revisions to the proposed Amendments to the Town's Official Plan, Zoning By-law 2010-0050, Zoning By-law 2000-0138, and By-law 2013-0070 are necessary. All revisions will be noted and explained in the subsequent report to Council regarding their disposition.

RELATIONSHIP TO STRATEGIC PLAN:

This report relates directly to the implementation of the Town Strategic Plan. Under Section I – Provide Responsive, Effective Government, this report supports Objective I.4 - To encourage and support community participation in municipal decision-making. Through responsive online engagement and a public meeting before Council, the Town is ensuring public participation has been part of the study and played a role in the development of local policy for cannabis cultivation and processing.

FINANCIAL IMPACT:

There is no direct financial impact associated with this report.

CONSULTATION:

As part of an ongoing Town study on cannabis production, staff across multiple departments were consulted along with external agencies listed in section 2 under COMMENTS.

Meridian Planning Consultants have continued to be consulted throughout the study and contributed in the preparation of this report.

PUBLIC ENGAGEMENT:

It has been established previous Background and Directions reports that Official Plan and Zoning By-law Plan Amendments are required to define and regulate cannabis production in the Town of Halton Hills. Therefore a Statutory Public Meeting shall take place on May 6, 2019 to solicit public input.

As part of the Cannabis Cultivation and Processing in Halton Hills land use study, an online public survey was conducted consisting of questions directly related to cannabis production in Halton Hills. The survey was available publicly through 'Let's Talk Halton Hills' from December 19, 2018 to January 16, 2019. Input gathered from this survey has been summarized as part of this report. Through this engagement, staff have been able to inform and consult with the public, consistent with the Town's Public Engagement Matrix.

SUSTAINABILITY IMPLICATIONS:

The Sustainability Implications of defining and regulating cannabis production in Halton Hills will be addressed in the final report.

COMMUNICATIONS:

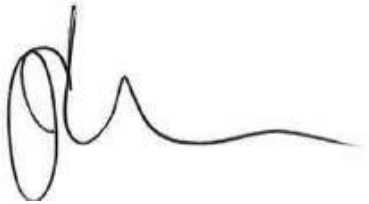
Notice of the Statutory Public Meeting was published in the Independent and Free Press on April 11th and 25th, 2019, and in the Tanner on April 18th and 25th, 2019. The notice stated the purpose of the meeting, summarized the study to date, and advised on where to find additional information.

Once ratified by Council, this report will be made available on the Let's Talk Halton Hills cannabis webpage, and the Town website as part of the cannabis information page created in response to legalization of recreational cannabis last fall.

CONCLUSION:

This report on cannabis cultivation and processing in Halton Hills has been prepared for the purpose of the Statutory Public Meeting on May 6, 2019. Input has previously been gathered from an online public survey and two agency/stakeholder circulations and considered in the development of the draft amendments prepared for the Directions Report. In addition to input already gathered, comments from this meeting will be gathered and addressed in a subsequent staff report regarding the disposition of the Cannabis Cultivation and Processing Official Plan, Zoning By-law 2010-0050, Zoning By-law 2000-0138, and By-law 2013-0070 Amendments.

Reviewed and Approved by,

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John Linhardt, Commissioner of Planning and Sustainability

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

Brent Marshall, Chief Administrative Officer

REPORT

REPORT TO: Members of Council

REPORT FROM: Mayor Bonnette

DATE: April 30, 2019

REPORT NO.: ADMIN-2019-0018

RE: Nomination to the CTC Source Water Protection Committee

RECOMMENDATION:

THAT Report ADMIN-2019-0018, dated April 30, 2019, regarding Nomination to the CTC Source Water Protection Committee, be received;

AND FURTHER THAT Mr. Dave Kentner be nominated by the Town of Halton Hills as the Municipal Representative for Halton Region and Wellington County on the Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Committee;

AND FURTHER THAT Halton Region and the other municipalities that are represented by this CTC Source Water Protection representative, namely County of Wellington, Town of Erin, Town of Milton and Town of Oakville, be informed of this nomination and be requested to pass a resolution nominating Mr. Kentner as well;

AND FURTHER THAT a copy of this resolution be forwarded to the CTC Source Water Protection Committee Program Manager, Jennifer Stephens.

BACKGROUND:

The purpose of this staff report is to seek approval from Council to nominate Mr. Dave Kentner as the Municipal Representative for Halton Region and Wellington County on the Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Committee and to inform Halton Region and the other municipalities that are represented by this CTC SPC representative, namely County of Wellington, Town of Erin, Town of Milton and Town of Oakville, of this nomination and request they pass a resolution nominating Mr. Kentner as well.

The Clean Water Act, 2006 established Source Protection Areas and Regions across Ontario, largely based on the watershed boundaries of Ontario's conservation authorities. The CTC Source Protection Area encompasses the Credit Valley, Toronto

and Region, and Central Lake Ontario areas. There are nineteen Source Protection Committees in Ontario which were created to undertake a technical assessment of sources of drinking water servicing municipal drinking water systems. These committees were also tasked with developing a Source Protection Plan with requirements of municipalities, conservation authorities, the Province, and other stakeholders to protect these systems.

The CTC Source Protection Committee guided the development of the CTC Source Protection Plan. The Plan sets out the policies for reducing, eliminating or preventing significant threats to drinking water sources and establishes who has responsibility for taking action, sets timelines, and determines how progress will be measured.

The CTC Source Protection Committee consists of 21 people from across the CTC Source Protection Region. There is a commitment for committee members to participate in three to four meetings per year for a term of five years. Members receive a per diem and travel expenses to attend meetings, which are generally held at the Toronto and Region Conservation Authority head office in Vaughan, Ontario.

COMMENTS:

Dave Kentner was first elected to Halton Hills Council, representing Ward 3 in 2006. Since 2007, when the CTC Source Protection Committee was initially established, Mr. Kentner has been the Municipal Representative for Halton Region and Wellington County on the committee. In addition, Dave has served on many environmental organizations including the Halton Hills Mayor's Green Plan Task Force, the former Halton Hills Environmental Advisory Committee and the Conservation Halton Board of Directors.

Mr. Kentner's current term ends June 1st, 2019. He has expressed an interest in continuing in the role of CTC Source Water Protection Committee representative for Halton Region and Wellington County. He looks forward to the opportunity to apply the experience and knowledge he has gained over the past twelve years to continue to guide the progress being achieved through the CTC Source Water Protection Committee.

RELATIONSHIP TO STRATEGIC PLAN:

There is no direct relationship to the Town's Strategic Plan

FINANCIAL IMPACT:

There is no financial impact to the Town.

CONSULTATION:

The Town has discussed the re-appointment with Halton Region.

PUBLIC ENGAGEMENT:

Not applicable.

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.

COMMUNICATIONS:

Upon approval of the recommendations, a Council resolution will be forwarded to Halton Region and other municipalities that are represented by this CTC SPC representative, namely County of Wellington, Town of Erin, Town of Milton and Town of Oakville, of this nomination and requesting they pass a resolution nominating Mr. Kentner as well. Halton Region could then pass a resolution in support of the Town's nomination of Mr. Kentner as would the other municipalities.

CONCLUSION:

Dave Kentner has indicated an interest to continue to represent Halton Region and Wellington County as the Municipal Representative on the CTC Source Water Protection Committee. Mr. Kentner's wealth of experience in source protection and years of dedicated community service will ensure that the interests of the communities within Halton and Wellington are well served on the committee.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rick Bonnette". The signature is written in a cursive, flowing style.

Mayor Rick Bonnette

MEMORANDUM

TO: Mayor Bonnette and Members of Council

FROM: Michael Dean, Senior Sustainability Planner & Energy Coordinator

DATE: April 18, 2019

MEMORANDUM NO.: MEM-PLS-2019-0003

RE: Award of Request for Proposal RFP P-017-19 for the Corporate Energy Plan Update

PURPOSE OF THE MEMORANDUM: The purpose of this Memorandum is to provide Council with an update with regards to the selection of a consultant to complete the 2019 Corporate Energy Plan Update (RFP P-017-19). Enerlife Consulting was selected as the highest ranking proponent for this project.

BACKGROUND:

Council identified the development of an updated Corporate Energy Plan as a priority project for the Town of Halton Hills, in accordance with O.Reg. 507/18 of the *Ontario Electricity Act*, and included the initiative in the 2014-2018 Council Strategic Action Plan.

During the 2019 municipal budget process, Council approved a project budget of \$80,000.00 to complete the Corporate Energy Plan Update.

On February 5th 2019 – through Report No. PLS-2019-0002 – Council approved the Terms of Reference for the development of the Corporate Energy Plan Update.

COMMENTS:

A Request for Proposal (RFP) for the Corporate Energy Plan Update was issued on Feb 12, 2019. The bid was posted on the Town's website using the electronic bidding platform (Bids and Tenders.ca).

The RFP closed on March 6, 2019 and 5 submissions were received as follows:

Vendor	Location
Internat Energy Solutions Canada Inc.	Toronto ON
Green PI Inc.	Toronto ON
Enerlife Consulting	Toronto ON
Efficiency Engineering Inc.	Cambridge ON
Walter Fedy	Kitchener ON

The bid evaluation process was facilitated by the Manager of Purchasing, and the bids were evaluated by a staff team composed of the Manager of Sustainability and Climate Change, the Senior Sustainability Planner & Energy Coordinator, and the Sustainability Engagement Coordinator based on the following evaluation criteria:

Criteria	Weight
Company Profile and Experience	30%
Approach, Methodology and Value Add	40%
Work Schedule and Fees	30%

Enerlife Consulting was determined to be the highest ranking proponent.

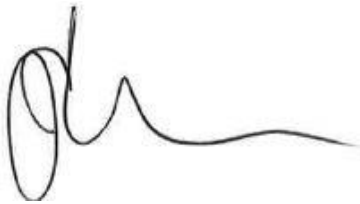
CONCLUSION:

This Memorandum has provided Council with an update regarding the selection of Enerlife Consulting to complete the 2019 Corporate Energy Plan Update.

Reviewed and approved by,

A handwritten signature in black ink, appearing to read 'Gabriel Clarke', with a stylized, cursive script.

Gabriel Clarke, Manager of Sustainability and Climate Change

A handwritten signature in black ink, appearing to read 'John Linhardt', with a stylized, cursive script.

John Linhardt, Commissioner of Planning and Sustainability

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

Brent Marshall, Chief Administrative Officer

MEMORANDUM

TO: Mayor Bonnette and Members of Council

FROM: Chris Mills, Commissioner of Transportation & Public Works

DATE: April 15, 2019

MEMORANDUM NO.: MEM-TPW-2019-0012

RE: Road Occupancy Permit - Disposal Containers & Construction Supplies Permit Application Awareness

PURPOSE OF THE MEMORANDUM:

The purpose of this memorandum is to inform Council of the public engagement component regarding the recently approved Road Occupancy Permit - Disposal Containers & Construction Supplies Application Permit.

BACKGROUND:

On February 11, 2019 Council adopted report TPW-2019-0001 Draft By-Law to Regulate the Obstruction, Encumbering, Injuring or Fouling of Highways and Set Fines Approval dated January 21, 2019.

Effective March 12, 2019, a Road Occupancy Permit (ROP) is required for all disposal containers or construction supplies within the Town's road allowance (boulevard, sidewalk, and/or roadway). Staff indicated the importance of the public engagement component which includes the promotion of the by-law and road occupancy permit within various communication platforms.

COMMENTS:

The purpose of this memorandum is inform Council of the opportunities made available to promote, educate and inform the public, disposal container companies and contractors of the Town's requirements to obtain a Road Occupancy Permit to reduce the illegal placement of disposal containers and construction supplies on the Town's road allowance.

As it is now the spring clean-up season with continual renovations and landscaping to existing houses, staff acknowledge the importance of actively communicating the

requirement of the new road occupancy permit to the public and disposal container or construction supply companies should they require the use of the Town's Road Allowance.

Over the last month, the Town has provided extensive communication to the public and key stakeholders. A Town of Halton Hills website Road Occupancy page:

www.haltonhills.ca/RoadsOccupancyPermit has been created. This provides the most current information including the purpose of ROP, fillable application form (along with required certificate of insurance), By-law No. 2019-0008, Ontario Traffic Manual (Book 7), listing of frequently ask questions including fees and fines.

In addition, staff have provided the following communication to the public:

- Town of Halton Hills website main page banner posted on Tuesday, April 9, 2019 to promote the road occupancy permit awareness
- Quarter page, colour print advertisement within the local community newspaper:
 - The Georgetown Acton Independent Free Press on April 25th and May 16th Appendix A (attached)
 - The New Tanner on April 25th and May 16th
- Double sided informational pamphlet prepared for distribution at various public locations and upcoming events:
 - Town of Halton Hills – Service Halton Hills and Building & Engineering counters
 - R.C. Austin Operations Centre reception
 - Halton Hills Community Spring Show – At Home in the Hills April 26th and 27th
 - Earth Week Celebration events throughout April 23rd – May 4th
- Social media e-blasts on Facebook and Twitter linking to the information ROP website page
- Quarter page advertisement within the Town of Halton Hills Community Activity and Service Guide, Fall/Winter 2019 and Spring/Summer 2020 editions
- Informational paragraph posted in the Current Newsletter, May publication
- Reference statement within the Town of Halton Hills tax bill flyer insert, June publication

In addition, Town staff has contacted local/known disposal container companies to advise of the Town's recent By-law and permit process. This has also been communicated to internal staff and shard on the Town's HUB for corporate wide information.

CONCLUSION:

The Town of Halton Hills will continue to promote and inform the public regarding the new road occupancy permit in efforts to improve road safety by reducing the illegal placement of disposal containers or construction supplies within the Town's road allowance.

Reviewed and approved by,

A handwritten signature in black ink that reads "Brent Marshall". The signature is written in a cursive, flowing style.

Brent Marshall, Chief Administrative Officer

NOTICE OF PASSAGE (BY-LAW NO. 2019-0008)



Effective March 12, 2019, a Road Occupancy Permit is required for all disposal containers or construction supplies within the Town's road allowance (boulevard, sidewalk, and/or roadway).

For more information please visit: haltonhills.ca/RoadOccupancyPermit



Image depicts preferred location
(no permit required)

1 Halton Hills Drive, Halton Hills, L7G 5G2 | 905-873-2601 | 1-877-712-2205 | haltonhills.ca



**REPORT OF THE
COMMUNITY AND CORPORATE AFFAIRS COMMITTEE
Minutes No. CCA-06-2019**

Minutes of the Community and Corporate Affairs Committee meeting held on Monday April 29, 2019 at 3:00 p.m., in the Council Chambers, Halton Hills Town Hall.

Members Present: Mayor R. Bonnette (ex-Officio), Councillor J. Fogal, Chair, Councillor T. Brown, Councillor J. Hurst, Councillor A. Lawlor; Councillor C. Somerville

Staff Present: A.B. Marshall, Chief Administrative Officer
J. Linhardt, Commissioner of Planning & Sustainability,
W. Harris, Commissioner of Recreation & Parks,
J. Diamanti, Commissioner of Corporate Services,
H. Olivieri, Chief and Commissioner of Fire Services,
M.J. Leighton, Manager of Accounting and Town Treasurer,
G. Cannon, Chief Librarian, M. Van Ravens, Manager of Transportation,
V. Petryniak, Deputy Clerk

1. CALL TO ORDER

Councillor J. Fogal called the meeting to order at 3:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary/conflict of interest.

3. COMMITTEE DELEGATIONS/PRESENTATIONS

a. Catherine McLeod, Cultural Development Coordinator

Catherine McLeod, Cultural Development Coordinator gave a presentation to the Committee regarding the Public Art Program – Temporary Banner Project. (Refer to Item 4a of this agenda)

4. REPORTS & MEMORANDUMS FROM OFFICIALS – FOUR (4) ITEMS FOR RECOMMENDATION
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- a. OFFICE OF THE CAO REPORT NO. ADMIN-2019-0005 dated April 15, 2019 regarding the Public Art Program - Temporary Banner Project. (Recommendation No. CCA-2019-0034)**

THAT Report No. ADMIN 2019-0005, dated April 16, 2019, regarding the Public Art Program - Temporary Banner Project, be received for information;

AND FURTHER THAT the recommended project's budget, scope, scale and concept be approved as outlined in this report.

CARRIED

- b. OFFICE OF THE CAO REPORT NO. ADMIN-2019-0014 dated April 3, 2019 regarding Terms of Reference for the Property Standards Committee and Fence Viewers. (Recommendation No. CCA-2019-0035)**

THAT Report No. ADMIN-2019-0014 dated April 3, 2019 regarding Terms of Reference for the Property Standards Committee and Fence Viewers be received;

AND FURTHER THAT the Terms of Reference for the Property Standards Committee and Fence Viewers (Appendix A to Report No. ADMIN-2019-0014) be adopted.

CARRIED

- 4.c OFFICE OF THE CAO REPORT NO. ADMIN-2019-0015 dated April 15, 2019 regarding a request from Robert Vandervecht for a variance to the Fence By-law 2002-0060, as amended at 115 Church Street East, Town of Halton Hills. (Recommendation No. CCA-2019-0036)**

THAT Report No. ADMIN-2019-0015 regarding a request from Robert Vandervecht for a variance to the Fence By-law 2002-0060, as amended at 115 Church Street East, Town of Halton Hills be received;

AND FURTHER THAT the fence variance contained in Report No. ADMIN-2019-0015 be granted to Robert Vandervecht, 115 Church Street East, as requested.

CARRIED as AMENDED

d. CORPORATE SERVICES REPORT NO. CORPSERV-2019-0024 dated dated March 29, 2019, regarding the 2019 Final Property Tax Rates. (Recommendation No. CCA-2019-0037)

THAT Report No. CORPSERV-2019-0024 dated March 29, 2019, regarding the 2019 Final Property Tax Rates, be received;

AND FURTHER THAT staff bring forward a by-law at the May 6, 2019 Council meeting authorizing Council to provide for Final Property Tax Rates for the 2019 taxation year;

AND FURTHER THAT installment due dates for the Final Property Tax Rate be set as June 26, 2019 and September 26, 2019;

AND FURTHER THAT installment due dates for those on the Monthly Pre-Authorized Tax Payment Plan for 2019 be set as June 26, July 29, August 28, September 26, October 29, 2019 and for 2020 be set as January 29, February 26, March 27, April 28 and May 27, 2020;

AND FURTHER THAT the payment of property taxes for (portions of) properties classed as farmland (FT) shall be due in full on September 26, 2019.

CARRIED

5. CLOSED SESSION

There were no items for closed session.

6. RECONVENE INTO OPEN SESSION

Not applicable.

7. ADJOURNMENT

The meeting adjourned at 3:29 p.m.

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



REPORT OF THE
PLANNING, PUBLIC WORKS AND TRANSPORTATION COMMITTEE
Minutes No. PPT-06-2019

Minutes of the Planning, Public Works and Transportation Committee meeting held on Tuesday, April 30, 2019 at 3:00 p.m., in the Council Chambers Halton Hills Town Hall.

MEMBERS PRESENT: Mayor R. Bonnette
Councillor C. Somerville
Councillor J. Fogal
Councillor M. Albano
Councillor B. Lewis
Councillor M. Johnson
Councillor B. Inglis

STAFF PRESENT: B. Marshall, Chief Administrative Officer
S. Jones, Clerk and Director of Legislative Services
C. Mills, Commissioner of Transportation and Public Works
J. Linhardt, Commissioner of Planning and Sustainability
W. Harris, Commissioner of Recreation and Parks
J. Diamanti, Commissioner of Corporate Services
H. Olivieri, Chief & Commissioner of Fire Services
W. O'Donnell, Deputy Town Treasurer
G. Cannon, Chief Librarian
R. Brown, Deputy Clerk

OTHERS PRESENT: Councillor J. Hurst
Councillor W. Farrow-Reed
Councillor A. Lawlor,

1. CALL TO ORDER

C. Somerville, Chair called the meeting to order at 3:01 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary/conflict of interest.

3. COMMITTEE DELEGATIONS/PRESENTATIONS

NIL

4. REPORTS & MEMORANDUMS FROM OFFICIALS – FOUR (4) ITEMS FOR RECOMMENDATION
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- 4.a PLANNING AND SUTAI BNABILITY REPORT NO. PLS-2019-0015 dated April 12, 2019 regarding Corporate Sustainability Action Plan Implementation Update.**

WITHDRAWN

- 4.b TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0004 dated April 18, 2019 regarding the Traffic Calming Implementation Protocol Update.
(Recommendation No. PPT-2019-0032)**

THAT Report No. TPW-2019-0004, dated April 18, 2019, regarding the Traffic Calming Implementation Protocol Update, be received;

AND FURTHER THAT the Traffic Calming Implementation Protocol Update be approved.

CARRIED

- 4.c PLANNING AND SUSTAINABILITY MEMORANDUM NO. PLS-2019-0002 dated April 12, 2019 regarding Comments Submitted to the Province Regarding Ontario's Waste Reduction Discussion Paper.
(Recommendation No. PPT-2019-0033)**

THAT Memorandum No. PLS-2019-0002 dated April 12, 2019 regarding Comments Submitted to the Province Regarding Ontario's Waste Reduction Discussion Paper be received for information.

CARRIED

4.d TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO.TPW-2019-0001 dated April 15, 2019 regarding Mill Street Corridor Precinct Study Workshop. (Recommendation No. PPT-2019-0034)

THAT Memorandum No. TPW-2019-0001 dated April 15, 2019 regarding Mill Street Corridor Precinct Study Workshop be received for information.

CARRIED

4.e TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-0010 dated April 16, 2019 regarding Bike Summit Update. (Recommendation No. PPT-2019-0035)

THAT Memorandum No. TPW-2019-0010 dated April 16, 2019 regarding Bike Summit Update be received for information.

CARRIED

5. CLOSED SESSION

NIL

6. RECONVENE INTO OPEN SESSION

NIL

7. ADJOURNMENT

The meeting adjourned at 3:11 p.m.

Rick Bonnette, MAYOR

Suzanne Jones, CLERK

MINUTES

HERITAGE HALTON HILLS COMMITTEE & SYNDICATE HOUSING HERITAGE CONSERVATION DISTRICT COMMITTEE

Minutes of the Heritage Halton Hills Committee and Syndicate Housing Heritage Conservation District Committee held on Wednesday April 17, 2019, in the Bower Room of the Acton Town Hall.

Heritage Halton Hills Members Present

D. Brock; Councillor T. Brown (Chair); B. Cosper; R. Denny; C. Donaldson; A. Douglas; S. Frick; G. Miller; J.M. Rowe; L. Quinlan; A. Walker

Staff Present

S. Burke, Manager of Strategic Research and Project Coordination; A. Mancuso, Information Governance & Records Management Specialist

Guests

E. Kelly; L. McIntyre; P. Rowe

Councillor T. Brown introduced Heritage Acton Director P. Rowe.

P. Rowe provided a PowerPoint on Heritage Acton's 2019 Capital Campaign. Heritage Acton adopted a multi-pronged model for its fund raising campaign with funding applications submitted to all three levels of government. Heritage Acton is taking advantage of the 175th anniversary of Acton to meet eligibility requirements for the Federal Grant program and to encourage community engagement in the initiative. In addition, a community and corporate campaign has been mounted to engage local citizens with contributions of \$500 (Partner), \$10,000 (Supporter), \$25,000 (Patron), \$50,000 (Pioneer) and \$100,000 (Visionary). D. Brock suggested consideration be given to add a category between the \$500 and \$10,000 mark.

Syndicate Housing Heritage Conservation District Committee Meeting

Welcome

Councillor T. Brown welcomed all present.

Election of District Chair

Councillor T. Brown called for nominations for District Chair.

E. Kelly let her name stand for the position of District Chair.

No other nominations were received. Councillor T. Brown asked members to indicate a sign of support. All present indicated they were in favour of the nomination.

E. Kelly was declared the new District Chair.

2019 Doors Open and Bower Street Syndicate Housing

Doors Open is on Sunday September 29 from 10:00 a.m. to 4:00 p.m. Acton is the theme this year and the organizing committee would like to include the Syndicate Houses. E. Kelly expressed interest in participating in the event. A. Mancuso will forward E. Kelly's contact information to Councillor A. Lawlor.

District Committee Adjournment

The District Committee meeting adjourned at 6:48 p.m.

Heritage Halton Hills Committee Meeting

General

- 1A Disclosure of Conflict or Pecuniary Interest
None was declared.

- 1B Receipt of Heritage Halton Hills Committee Meeting Minutes dated March 20, 2019

Recommendation No. HERITAGE-2019-0005

THAT the Minutes of the Heritage Halton Hills Committee meeting held on March 20, 2019, be received for information.

CARRIED

- 1C Receipt of Heritage Halton Hills Committee Confidential Meeting Minutes dated March 20, 2019

J.M. Rowe noted he was not present at the meeting. A. Mancuso will amend the Confidential Meeting Minutes accordingly.

Recommendation No. HERITAGE-2019-0006

THAT the Confidential Minutes of the Heritage Halton Hills Committee meeting held on March 20, 2019, be received for information.

CARRIED

Programs & Properties (Designated, Listed, Other)

- 2A Destination Downtown

A. Douglas provided an update from the final steering committee meeting which was held on March 21.

S. Burke noted next steps include a Drop-in Open House followed by a statutory Public Meeting at Council on May 6. The revised Draft Secondary Plan has been posted on the project webpage and is available at the Town Hall Planning Counter as required by the Planning Act.

S. Burke provided an overview of the final Heritage Conservation Strategy which he will email to members.

- 2B Barber Paper Mill – Provincial Plaque

J.M. Rowe received an inquiry regarding the stolen Barber Paper Mill provincial

plaque. The provincial plaque does not designate or legally protect a property in any way it simply tells a story. The Trust stopped making bronze plaques years ago and now uses pressed aluminum. The cost for a provincial plaque is around \$5,000.00 and if a replacement plaque were to be made additional research would be required as much has happened on the property since the original one was erected in 1977.

2C Designation Plaque Materials

J.M. Rowe looked into companies using pressed aluminium to create plaques and came across Cambridge Metalsmiths who have been making replica plaques due to thefts of bronze throughout Canada. Cambridge Metalsmiths offered to send a sample so J.M. Rowe will request a sample and a quote to replace the five syndicate housing designation plaques.

2Di Status of 14 Church Street, Georgetown

S. Burke noted that to his knowledge, the Town is still waiting for the written Local Planning Appeal Tribunal (LPAT) Decision and Order which will reflect the settlement reached with the property owner.

2Dii 2019 Heritage Property Grant Program

S. Burke received an inquiry regarding eligibility of roof work for 71 and 69 Bower Street (Syndicate Housing). S. Burke reviewed the Heritage Property Grant Program Guidelines and noted grant approval is at the discretion of the Committee and staff upon review of the application.

Recommendation No. HERITAGE-2019-0007

THAT the owner(s) be encouraged to apply for a 2019 Heritage Property Grant but be advised that grant approval is at the discretion of the Committee and staff upon review of the application.

CARRIED

2Diii 10686 Eighth Line, Reid Farmstead/Alison Farm

S. Burke has made several unsuccessful attempts to contact the developer and will continue to look into this matter. J.M. Rowe located four photos of the structure.

2E Summer Student

Staff are waiting for an update on the status of the Federal summer grant application. The committee discussed the position should also include a barn inventory which will require the student to have transportation and photography skills.

Proposed Designation and Listed Properties

3A Alexander Mann House, 169 Churchill Road, North

J.M. Rowe distributed copies of the property information sheet for Alexander Mann House located at 169 Churchill Road North, Acton. S. Burke noted the Town's past practice has been to contact property owners prior to advising Council to add properties to the Heritage Register. J.M Rowe and R. Denny volunteered to follow up with the owners.

- 3B Proposed for Designation: 18 Queen Street, Georgetown
J.M. Rowe distributed copies of an April 2018 PowerPoint presentation on 18 Queen Street, Georgetown. J.M. Rowe will follow up with the owner, who is interested in designation, regarding heritage features to be identified in the designation report.
- 3C Proposed for Designation: 20 James Street, Georgetown
J.M. Rowe distributed copies of a March 2018 PowerPoint presentation on 20 James Street, Georgetown. J.M. Rowe will follow up with the owner, who is interested in designation, regarding heritage features to be identified in the designation report.
- 3D Proposed for Designation: 98 Confederation Street, Glen Williams
J.M. Rowe distributed copies of a June 2018 PowerPoint presentation on 98 Confederation Street, Glen Williams. He noted the interest in designation pertains to the barn only as Group of Seven artist, A.J. Casson, included a portion of the barn in the painting titled "Old Man in a Rocker". It is because of this association there is interest in designating the barn and as well, the owner has expressed an interest in designation. J.M. will follow up with the owner regarding heritage features to be identified in the designation report.

Information, Announcements & Upcoming Events

- 4A Community Open House & Sustainability Fair – Saturday April 27
Members and staff will hand out the two committee brochures (Heritage and Signage Program) and answer questions.
- 4B 2019 Ontario Heritage Conference (May 30 – June 1) Bluewater/Goderich ON
Members discussed the funding available to send four members to this year's Ontario Heritage Conference.

Recommendation No. HERITAGE-2019-0008

THAT staff register Heritage Halton Hills committee members D. Brock, A. Douglas, J.M. Rowe and A. Walker for the full 2019 Ontario Heritage Conference;

AND FURTHER THAT each member be responsible for arranging their own accommodation, travel, and meals as discussed and agreed upon by the committee.

CARRIED

- 4C J.M. Rowe circulated the magazine ***Heritage Matters*** which includes an article on the app Driftscape. A. Mancuso will scan and email the article to members.

Adjournment

The meeting adjourned at 7:59 p.m.

Next Scheduled Meeting

Wednesday May 15, 2019

6:30 p.m.

Esqueusing Room, Town Hall, 1 Halton Hills Drive

Halton Hills Public Library Board

Wednesday, March 13, 2019
Georgetown Branch-Board Room
7:00 p.m.

Minutes

Present: Ted Brown, Lisa Caissie, Betsy Cosper, Larry Hawes, Matt Kindbom, Ann Lawlor, Keith Medenblik, Joanna Meler, Jamie Schumacker, Tamara Smith (Chair)

Staff Present: Geoff Cannon, Barb Elliott (Recorder), Clare Hanman, Mary Land

Regrets: Marilyn Willis

1.0 Declaration of Quorum

- G. Cannon declared that a quorum was present and called the meeting to order at 7:00 p.m.

2.0 Introductions

- G. Cannon welcomed everyone to this first meeting of the 2019-2022 Term of the Library Board. Each member of the Board then introduced themselves and briefly discussed their background and why they applied to be a member of the Board.

3.0 Election of Officers

3.1 Election of Chair

- L. Hawes nominated Tamara Smith for the position of Chair of the Halton Hills Public Library Board. Tamara Smith accepted this nomination.
- As there were no further nominations, G. Cannon declared Tamara Smith to be the Chair of the Halton Hills Public Library Board, by acclamation.

3.2 Election of Vice Chair

- M. Kindbom nominated Lisa Caissie for the position of Vice Chair of the Halton Hills Public Library Board. Lisa Caissie accepted this nomination.
- As there were no further nominations, G. Cannon declared Lisa Caissie to be the Vice Chair of the Halton Hills Public Library Board, by acclamation.

As the elected Board Chair, T. Smith took over the role of meeting Chair.

4.0 Approval of Agenda

- G. Cannon requested the addition of New Business 18.2) Period Equity

Moved by K. Medenblik
Seconded by M. Kindbom

That the agenda be approved as amended.

03/16/19-1

CARRIED

5.0 Declaration of pecuniary interest

- None declared.

6.0 Board Representation and Committees

6.1 Nomination of Southern Ontario Library Services (SOLS) Trustee

- L. Hawes provided an overview of the roles and expectations of the SOLS Trustee.
- B. Cosper volunteered to be the SOLS representative for the HHPL Board.
- B. Elliott will notify SOLS of B. Cosper's appointment to this position.

6.2 Nomination of Friends of the Library (FOL) Representative

- M. Kindbom provided an overview of the Friends of the Library and the role of the Board representative.
- M. Kindbom volunteered to the Board representative for the FOL.
- J. Meler volunteered to be the alternate representative to attend meetings when needed.

6.3 Nomination of Advocacy Sub-Committee Members

- G. Cannon provided an overview of the purpose and activities of the Advocacy Sub-Committee.
- J. Schumacker, J. Meler and K. Medenblik, and T. Smith volunteered to serve on the Advocacy Sub-Committee. G. Cannon noted that M. Willis (not present), had indicated to him that she would also agree to serve on this committee.

7.0 Distribution of Board Support Materials

- G. Cannon outlined the contents of the information package provided to new Board members.

8.0 2019 Board Meeting Schedule - Confirmation of dates by new Board

Moved by M. Kindbom

That the 2019 Board Meeting Schedule be approved as presented.

Seconded by J. Schumacker

03/13/19-2

CARRIED

- B. Elliott will send Outlook meeting invitations for the remaining 2019 Board meetings to all Board members.

9.0 Review of Board Orientation Process

- G. Cannon outlined that orientation sessions would detail the roles and responsibilities of Board members, as well as provide information about governance, governing legislation and library operations. Sessions will be scheduled for new Board members and other

Board members who wish to attend. G. Cannon and B. Elliott will coordinate these sessions and provide information around meeting times.

10.0 Minutes of February 13, 2019

Moved by L. Caissie

That the Minutes of February 13, 2019 be approved.

Seconded by A. Lawlor

03/13/19-3

CARRIED

11.0 Consent Agenda

- Discussion was requested for items:

- 11.1) Oakville Public Library information re: "We're going fine-free for kids! (T. Smith)
- 11.3) Theifp.ca article (Mar. 1, 2019) (L. Caissie)

11.1) Oakville Public Library information re: "We're going fine-free for kids!"

- T. Smith asked if HHPL is contemplating the implementation of a similar fine-free program. G. Cannon responded, noting that many libraries have decided to remove fines for children as a way of reducing barriers to use. A report to consider a fine-free program for children is being prepared, and will be brought forward to the Board at a future meeting.

11.3) Theifp.ca article (Mar. 1, 2019) re: "Halton Hills libraries to begin lending iPads

- L. Caissie asked if staff could provide details regarding this new program. C. Hanman responded that HHPL now has 5 iPads and 4 iPad/Wi-Fi to Go lending kits available to check out for a loan period of 14 days. iPads come with several pre-installed apps. Each time a device is returned, the Systems Librarian completely wipes the cache and resets the device profile to ensure security.

Moved by T. Brown

That Consent Agenda items:

11.1 Oakville Public Library information re: "We're going fine-free for kids!"

11.2 New Tanner article (Feb. 21, 2019) re: "Funding provides easier access..."

11.3 Theifp.ca article (Mar. 1, 2019) re: "Halton Hills libraries to begin lending iPads

be approved.

Seconded by B. Cospier

03/13/19-4

CARRIED

12.0 Correspondence

12.1 Letter from SOLS (Feb. 19, 2019) re: Overview of SOLS

- G. Cannon provided an overview of the services that the Southern Ontario Library Service (SOLS) provides to public libraries.
- Correspondence was received by the Board.

13.0 Business Arising

- None

14.0 Council Update

- A. Lawlor and T. Brown noted that appointments for Town boards and committees are now complete.

15.0 Friends of the Library (FOL) Update

- G. Cannon reported:
 - Planning for Caddystacks 4 on April 6th is nearing completion. The online auction of gift cards will run from April 6 – 10. G. Cannon will check and let Board members know if additional volunteers are needed for the mini-golf event.
 - Work on a new design for the FOL library bag is progressing well.

16.0 Community Connections Update

- M. Kindbom noted that he attended the Lecture Series installment: Exploring Your Genealogy Through DNA and found it to be very interesting and well-attended.

17.0 Financial Report

17.1 Month End Report – verbal update

- G. Cannon reported that the 2018 year-end report is not yet available from the Town. The information that is currently available for January and February 2019 indicates that spending is at the expected level.
- G. Cannon will provide the Board with a link to the Town website so that the Library's 2019 operating and capital budgets, and the business plan will be available to review.

18.0 New Business

18.1 Library Board 2019 Board Objectives-draft

- G. Cannon presented for consideration, draft Board Objectives for 2019 based on suggestions by the previous outgoing Board.
- There was further discussion to suggest that the Board begin planning for options to provide service for the significant population increase in Halton Hills over the next few years, prior to construction of a proposed library branch on the Vision Georgetown lands.
- G. Cannon will revise the draft objectives as discussed to include planning for future population increases, and reformat the document to show the relationship between each objective and the HHPL Strategic Plan.

- G. Cannon will arrange for a presentation by Town Planning Department staff to update the Board about the status of planning and development for the Vision Georgetown lands.
- The Board will further discuss their objectives for 2019 at the April meeting.

18.2 Period Equity

- In response to the Toronto Star's March 10th editorial, "Put free menstrual products in all women's washrooms. Period", it was suggested to the Board that the Library provide feminine hygiene products, free of charge in public washrooms.
- G. Cannon reported that he had forwarded this information to Recreation and Parks Department staff, as all Town washroom facilities are their responsibility, and after careful review the Town is now considering that these products be made available free of charge in all Town facilities.

19.0 Health & Safety Report

- G. Cannon reported that there had been no Health & Safety incidents in the Library since the February Board meeting.

20.0 Next Meeting

Wednesday, April 10, 2019

7:00pm.

Georgetown Branch – Board Room

21.0 Adjournment

Moved by J. Schumacker

Seconded by L. Hawes

03/13/19-5

The meeting adjourned at 9:00 p.m.

That the meeting be adjourned.

CARRIED

Signed: _____
Tamara Smith, Chair
Halton Hills Public Library Board

Signed: _____
Geoff Cannon, Chief Librarian
Halton Hills Public Library Board

APPROVED: April 10, 2019

DATED: April 10, 2019



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Moved by: _____ Date: May 6, 2019
Councillor J. Fogal

Seconded by: _____ Resolution No.: _____
Mayor R. Bonnette

15.1

WHEREAS the report “Canada’s Changing Climate Report 2019 (CCCR) paints a stark and alarming picture of the future of Canada as a result of continued sustained and accelerating accumulation of carbon dioxide in the atmosphere;

AND WHEREAS the CCCR concludes that Canada’s climate has warmed and will warm further in the future, driven by human influence and that global emissions of carbon dioxide from human activity will largely determine how much warming Canada and the world will experience in the future and this warming is effectively irreversible;

AND WHEREAS the CCCR further concludes that both past and future warming in Canada is, on average, about double the magnitude of global warming and northern Canada has warmed and will continue to warm at more than double the global rate;

AND WHEREAS the CCCR further finds that the rate and magnitude of climate change under high versus low emission scenarios project two very different futures for Canada. Scenarios with large and rapid warming illustrate the profound effects of continued growth in greenhouse gas emissions and that scenarios with limited warming will only occur if Canada and the rest of the world reduce carbon emissions to near zero early in the second half of the century and reduce emissions of other greenhouse gases substantially;

AND WHEREAS carbon dioxide in the atmosphere is accumulating at an accelerating rate and total emissions show no sign of decreasing on a worldwide basis;

AND WHEREAS all nations are responsible to do what they can to reduce their Green House Gas (GHG) emissions;

AND WHEREAS Canada is the worst emitter in the world of GHG's on a per capita basis;

AND WHEREAS the scenario will only worsen as time is wasted when action is immediately required;

AND WHEREAS the Town of Halton Hills Report PLS-2019-0001 also confirms that the "Business as Usual" scenario will have a significant impact on heat stress-related illness, mortality and productivity especially for vulnerable populations;

AND WHEREAS these and other associated climate change threats will seriously impact on the quality of life of all Ontarians but most especially today's young people.

THEREFORE BE IT RESOLVED that The Town of Halton Hills declare a Climate Emergency in the knowledge that this is an emergency with no foreseeable conclusion which will require permanent robust changes in how the Corporation conducts its business and a resetting of goals with respect to Engineering, Planning, Building, Recreation, Parks Libraries, Fire and Transportation Services;

AND FURTHER THAT in response to this emergency, the need to reduce overall emissions from the Town of Halton Hills is deemed to be the highest priority and can be addressed through but not limited to the following actions:

1. The Town of Halton Hills sets a goal to be a Net Zero municipality by 2030.
2. The update to the Halton Hills Green Building standards be strengthened, and tools be investigated to incentivize the construction of R-2000 or LEED Platinum standard or Net Zero buildings.
3. Transition the Town's fleet to electric vehicles wherever possible and as soon as possible.
4. The Town encourage staff and the public to switch to plug-in vehicles by installing more EV charging stations at Town facilities beginning with Town Hall, and further strategies (such as preferred parking spots) be considered to encourage the switch to electric and high efficiency vehicles by the public.
5. That staff investigate new standards to be included in site plan and secondary plans that move the Town towards a goal of achieving net-zero emissions by 2030.

6. Plans for future growth be predicated on the most energy efficient model taking into consideration transportation emissions, opportunities for green energy development, and the importance of preserving high quality agricultural land.
7. That the role of a healthy eco-system including its important function of sequestering carbon be recognized as fundamental to any Climate Change plan by measures such as expanding tree planting and maintenance budgets.
8. That a Climate Change Task Force comprised of local experts, Conservation authorities, business leaders and community leaders, youth, faith organizations, non-profit organizations, indigenous representation, educators and others be formed taking advantage of expertise and community knowledge to assist in formulating and delivering a community-wide plan to reduce carbon emissions.
9. That a plan be made to inform and engage the residents and businesses in becoming part of the solution to this emergency.
10. That Halton Region be requested to become a partner in helping to reduce overall emissions in Halton Hills and adopt carbon reduction goals for Region as a whole and that this be considered a principle in the Regional Official Plan review.
11. That the Halton District School Board and Halton Catholic District School Board be requested to become partners and adopt carbon reduction goals for the Region as a whole.
12. That progress towards reducing overall carbon emissions originating in Halton Hills be reported annually to Council.
13. That the Mayor write to the Premier urging the Provincial Government to strengthen the Ontario Building Code with respect to energy efficiencies and to create incentives for energy efficiency retrofits for both residential buildings and commercial/industrial buildings and introduce incentives to hasten the shift in transportation away from fossil fuels.
14. That all Canadian Municipalities be challenged to pass similar resolutions specific to their locality, challenges and opportunities to respond to the Climate Emergency.

AND FURTHER THAT Council refer this resolution to staff to evaluate the listed actions with respect to impacts to the municipal government balanced against the dire impacts of inaction outlined in report PLS-2019-0001;

AND FURTHER THAT staff bring back a report on or before the June 25th Planning, Public Works Transportation Committee meeting outlining a recommended course of action;

AND FURTHER THAT a copy of this resolution be circulated to The Region of Halton, Local Halton Municipalities, Halton District School Board , Halton Catholic District School Board, The Halton Climate Collective, Halton MP's Halton MPP's , AMO, FCM and to The Climate Mobilization Organization, Partners for Climate Protection, Global Covenant of Mayors, Ministers of Environment both Federal and Provincial.

Mayor Rick Bonnette



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Moved by: _____ Date: May 6, 2019
Councillor C. Somerville

Seconded by: _____ Resolution No.: _____
Mayor R. Bonnette

15.2

WHEREAS according to the National ASD Surveillance System (NASS), Autism Spectrum Disorder (ASD) is one of the most common development disabilities in Canada. 1 in 66 children is diagnosed with ASD;

AND WHEREAS according to the Canadian Medical Association Journal, approximately 1% of the Canadian population is affected by ASD, which means there are approximately 100,000 Ontarians on the autism spectrum;

AND WHEREAS ASD changes over time – in its expressions, challenges and delights; Ontario must be prepared to support children, youth and adults within the context of development, learning, family and community. Supportive, understanding and inclusive communities ensure that each person with ASD is provided the means to achieve quality of life as a respected member of society;

AND WHEREAS Ontarians must support the individual needs of a person with ASD throughout their lifespan using evidence-based treatment and intervention, while remembering that developmental trajectories are constantly changing;

AND WHEREAS the supports and services for adults on the spectrum are inadequate and fragmented and fail to address needs across entire lifespans;

AND WHEREAS school boards are expecting an influx of about 1,000 students with autism as families lose funding, leaving educators unequipped with the resources required to provide specialized care and a higher level of assistance for children with special needs;

AND WHEREAS funding will not address the critical need for assistance for families not only in their younger years, but after the age of 18;

AND WHEREAS the changes which will come into effect April 1 will mean the thousands of families currently receiving services could see drastic cutbacks.

THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Town of Halton Hills formally requests the Minister of Children, Community and Social Services suspend implementation of its proposed plan and continue to identify and advocate for a sustainable funding plan for families with individuals with ASD to ensure adequate resources for Applied Behavioural Analysis and needed therapies and further;

AND FURTHER THAT the Minister of Children, Community and Social Services work collaboratively with families, community partners and stakeholders to develop a funding plan which will guarantee every person with ASD has access to funding, specialized programming and service providers further;

AND FURTHER THAT children currently enrolled in Autism programming continue to receive services and further;

AND FURTHER THAT the Clinical Expert Committee be reassembled to provide advice and feedback and further;

AND FURTHER THAT a copy of this resolution be forwarded to Premier Ford, Minister Fedeli, local Members of Provincial Parliament, Region of Peel Council, Chairs of the respective school boards in Peel Region and the Association of Municipalities of Ontario, Halton Region, Town of Milton, City of Burlington and Town of Oakville.

Mayor Rick Bonnette



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Moved by: _____ Date: May 6, 2019
Councillor M. Johnson

Seconded by: _____ Resolution No.: _____

15.3

WHEREAS Conservation Authorities (CAs) have a mandate to prevent, mitigate and forecast flooding within their respective watersheds;

AND WHEREAS Provincial funding (transfer payments) have traditionally been provided to assist CAs with addressing their core mandate, namely flood forecasting and hazard area management;

AND WHEREAS impacts (decreases) to CA budgets regarding flood forecasting would result in an increase risk to members of the public associated with property damage, personal injury and possibly, loss of life;

AND WHEREAS CAs sources of funding have been a combination of the Province and municipalities within their watersheds;

AND WHEREAS Provincial transfer payments have been reduced by 50% for 2019, after CA's budgets have already been approved;

AND WHEREAS Municipalities would be forced to assume the costs of replacing the money removed from provincial transfer payments to CAs;

AND WHEREAS municipal budgets have been impacted in the past from downloading provincial services onto the property tax base creating an additional burden to property taxpayers;

AND WHEREAS Conservation Halton would see a loss of \$145,000 that would transfer to the Municipal (Regional) levy and result in a 1.5% increase in its budget request from its watershed funding Municipalities;

AND WHEREAS Credit Valley Conservation Authority would see a loss of \$90,000 that would transfer to the Municipal (Regional) levy and result in a 0.5% increase in its budget request from its watershed funding Municipalities.

THEREFORE BE IT RESOLVED that Mayor Rick Bonnette, write to the Minister of Natural Resources to express Council's concerns related to the loss of provincial funding, the downloading of additional burden onto the property taxpayer and request that this decision be reversed;

AND FURTHER THAT a copy of his letter and this resolution be provided to the Honourable Steve Clark, Minister of Municipal Affairs and Housing and the Honourable Rod Phillips, the Minister of the Environment, and to the Towns of Milton and Oakville, the City of Burlington and the Region of Halton and all Halton MPPs and MPs.

Mayor Rick Bonnette



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Moved by: _____ Date: May 6, 2019

Seconded by: _____ Resolution No.: _____

15.4

THAT Council for the Town of Halton Hills approves the Mayoral Appointments to the following Committees:

Town of Halton Hills Committee
Tourism Advisory Committee
Councillor Ann Lawlor

Region of Halton Committee
Halton Solid Waste Management Advisory Committee
Councillor Michael Albano

Mayor Rick Bonnette



BY-LAW NO. 2019-0021

A By-law to provide for the levy and collection of rates or levies required for the Town of Halton Hills for the year 2019 and to provide for the mailing of notices for the payment of taxes

WHEREAS Section 312 of The Municipal Act, 2001, S.O. 2001, as amended (Municipal Act), provides the authority for the Council of the Town of Halton Hills to levy on the whole rateable property according to the last returned assessment roll for the current year, the tax rates required for Town, Region of Halton and Public and Separate school boards purposes;

AND WHEREAS the Council of the Region of Halton has passed the Regional rating By-law #37-19, directing the Council of the Town of Halton Hills to levy the 2019 tax rates as approved for general and special purposes including Waste Management services;

AND WHEREAS the total assessable property according to the last returned assessment roll is \$14,029,152,307 of which \$10,540,310,105 is in the urban area (including the hamlets of Norval, Stewarttown, and Glen Williams) and the balance of \$3,488,842,202 is in the rural area;

AND WHEREAS the Municipal Act provides that the tax rates to be levied on each class of property shall be the same proportion to each other as the tax ratios for the property classes established under sections 307 and 308 of the Municipal Act;

AND WHEREAS regulations made under the Education Act prescribe the residential, farm, commercial, industrial and pipeline tax rates for school purposes;

AND WHEREAS in order to raise the amounts of the said estimates it is necessary to levy separate rates on the two areas aforesaid, the urban area and the rural area;

AND WHEREAS the amount of \$335,000 be levied and collected for hospital redevelopment;

AND WHEREAS the Board of Management for the Acton Business Improvement Area requires the amount of \$95,745.79 to be levied and collected in accordance with By-law #1993-0175 as amended by By-law #2003-0107 and By-law 2010-0003, to cover the 2019 estimated expenses of \$95,065 plus the previous year underage of \$680.79;

AND WHEREAS the Board of Management for Georgetown Central Business Improvement Area requires the amount of \$213,610.74 to be levied and collected in accordance with By-law #1993-0174 as amended by By-law #2003-0103, By-law 2010-0016 and By-law 2010-0026, to cover the 2019 estimated expenses of \$212,050 plus the previous year underage of \$1,560.74;

AND WHEREAS on May 6, 2019, Council for the Town of Halton Hills approved Report No. CORPSERV-2019-0024, dated March 29, 2019, in which certain recommendations were made relating to 2019 Final Property Tax Rates.

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

1. **THAT** for the raising of the sum of \$122,045,428 as shown in Schedule “A” attached hereto, for the current year lawful purposes of the Corporation of the Town of Halton Hills, the Regional Municipality of Halton, and the School Boards, the tax rates as shown on Schedule “B” attached hereto, shall be levied and collected upon the whole rateable property of the public and separate school supporters.
2. **THAT**,
 - (a) For Town purposes, the tax rates set out in Schedule “C” attached hereto and which forms part hereof, shall be levied upon the assessment amounts for residential, multi-residential, commercial, industrial, pipeline, farm and managed forest properties.
 - (b) For hospital redevelopment purposes, the tax rates set out in Schedule “D” attached hereto and which forms part hereof, shall be levied upon the assessment amounts for residential, multi-residential, commercial, industrial, pipeline, farm and managed forest properties.
 - (c) For Regional purposes, the tax rates set out in Schedules “E”, and “F” attached hereto and which forms part hereof, shall be levied upon the assessment amounts for residential, multi-residential, commercial, industrial, pipeline, farm and managed forest properties.
 - (d) For Education purposes, the tax rates set out in Schedule “G” attached hereto and which forms part hereof, shall be levied upon the assessment amounts for residential, multi-residential, commercial, industrial, pipeline, farm and managed forest properties.
 - (e) For the purposes of the Boards of Management for the Acton and Georgetown Business Improvement Areas, the tax rates set out in Schedules “H” and “I” attached hereto and which forms part hereof, shall be levied upon the rateable assessment in the improvement areas.
 - (f) For the purposes of Payments-in-Lieu (PIL) of taxes the tax rates set out in Schedules “J” and “K” attached hereto, and which forms part thereof, shall be requested for properties classed as such.
3. **THAT** the Treasurer/Manager of Accounting shall proceed to collect the amounts to be raised by this By-law, together with all the other sums on the tax roll in the manner as set forth in the Assessment Act, the Municipal Acts, The Education Act, the Regional Municipalities Act and any other applicable Acts and the By-law in force in this Municipality.
4. **THAT** the Treasurer/Manager of Accounting shall add to the Collector’s Roll, all or any arrears for service charges and fees as provided by the Weed Control Act, the Ditches and Watercourses Act, the Tile Drainage Act, the Municipal Act, the Planning Act, the Building Code Act and the Line Fences Act or any other charges which should be collected pursuant to any statute or By-law to the respective properties chargeable thereto.
5. **THAT** the net amount of taxes levied by this By-law shall be due and payable in two installments on June 26 and September 26, 2019
6. **THAT** the net amount of taxes levied by this By-law for those on the Pre-authorized Due Date Plan shall be due and payable in two installments on June 26 and September 26, 2019.

7. **THAT** the net amount of taxes levied by this By-law for those on the Monthly Pre-authorized Payment Plan shall be due and payable on June 26, July 29, August 28, September 26 and October 29, 2019 and January 29, February 26, March 27, April 28 and May 27, 2020.
8. **THAT** the net amount of taxes levied by this By-law for all (portions of) lands classified as farmland (FT) shall be due and payable on September 26, 2019.
9. **THAT** the Treasurer/Manager of Accounting are hereby authorized to mail or cause to be mailed the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given.
10. **THAT** all arrears, taxes and assessments levied and imposed in any year prior to the current year plus all penalties and interest for each year must be paid before any installment of taxes of the current year is paid.
11. **THAT** in default of payment of any installment by the day named for payment thereof, the subsequent installment(s) shall forthwith become payable.
12. **THAT** any installment or any part of any installment of rates, taxes and assessments not paid on or before the date prescribed in Sections 5, 6, 7, or 8 of this By-law, shall be subject to a penalty which shall be added to and collected with the rates, taxes and assessments and which shall be a percentage charge of 1.25% of the unpaid principal. This charge shall be added on the first day of each calendar month in which the default continues.
13. **THAT** the Treasurer/Manager of Accounting may accept partial payments from time to time on account of any taxes due and may give a receipt for such payment, provided that acceptance of any such part payment does not affect the collection of any percentage charge imposed and collectable in respect of non-payment of taxes. Such partial payments shall be applied in the order specified below:
 - (a) To all penalties and interest applied in the taxation year which has been outstanding for the longest period of time
 - (b) To the taxes for the taxation year which has been outstanding for the longest period of time
 - (c) To all penalties and interest applied in the taxation year which has been outstanding for the second longest period of time
 - (d) To the taxes in the taxation year which has been outstanding for the second longest period of time
 - (e) And so forth for each successive year for which there are outstanding penalty / interest charges and / or taxes up to and including
 - (f) All penalties and interest for the current taxation year
 - (g) All taxes in the current taxation year
14. **THAT**, taxes may be paid:
 - (a) At the Municipal Offices, 1 Halton Hills Drive, Halton Hills, Ontario
 - (b) Or by mail payable to "The Town of Halton Hills", 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2
 - (c) Or by direct transfer through telephone or electronic banking available at most financial institutions

- (d) Or by third-party on-line payment service providers
- (e) To avoid penalty and interest charges, payment must be received at the Town of Halton Hills by the due date

BY-LAW read and passed by the Council for the Town of Halton Hills this 6th day of May, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

SCHEDULE " A "

**TOWN OF HALTON HILLS
SUMMARY OF TAX LEVIES
2019 FINAL**

	TAX LEVY	TOTAL TAX LEVY	SHARE %
EDUCATION PURPOSES			
English Public	23,717,898		
English Separate	8,857,591		
French Public	137,626		
French Separate	420,606		
Total Education Purposes		33,133,722	26.86%
REGIONAL PURPOSES			
General Purposes	36,405,150		
Waste Management Purposes	2,821,799		
Total Regional Purposes		39,226,949	31.80%
TOWN PURPOSES			
General Purposes	50,354,500		
Hospital Redevelopment	335,000		
Acton Business Improvement Area	95,746		
Georgetown Business Improvement Area	213,611		
Total Town Purposes		50,998,857	41.34%
TOTAL LEVY		123,359,528	100.00%

**TOWN OF HALTON HILLS
SUMMARY OF TAX RATES
2019 FINAL**

	Description	Town Tax Rate (%)	Hospital Rate (%)	Region Tax Rate (%)		Education Tax Rate (%)	Total Rural Tax Rate (%)	Total Urban Tax Rate (%)	Acton B.I.A.	Georgetown B.I.A.	
				General Services	Waste Management					Area @ 100%	Expanded Area @ 10%
	Commercial										
CF	Commercial - PIL Full Rate	0.519173%	0.003454%	0.375350%	0.038239%	0.804055%	1.702032%	1.740272%			
CG	Commercial - PIL (no education)	0.519173%	0.003454%	0.375350%	0.038239%		0.897977%	0.936217%			
CH	Commercial - Shared PIL for education	0.519173%	0.003454%	0.375350%	0.038239%	0.804055%	1.702032%	1.740272%			
CT	Commercial - Taxable Full	0.519173%	0.003454%	0.375350%	0.038239%	0.804055%	1.702032%	1.740272%	0.291436%	0.427994%	0.042799%
CU	Commercial - Excess land	0.363421%	0.002418%	0.262745%	0.026767%	0.683447%	1.312031%	1.338798%		0.299596%	
CX	Commercial - Vacant land	0.363421%	0.002418%	0.262745%	0.026767%	0.683447%	1.312031%	1.338798%	0.204005%	0.299596%	
CZ	Commercial - PIL - vacant land, (no education)	0.363421%	0.002418%	0.262745%	0.026767%		0.628584%	0.655352%			
DT	Office Building	0.519173%	0.003454%	0.375350%	0.038239%	0.804055%	1.702032%	1.740272%		0.427994%	
GT	Parking Lot	0.519173%	0.003454%	0.375350%	0.038239%	0.804055%	1.702032%	1.740272%		0.427994%	
ST	Shopping Centre	0.519173%	0.003454%	0.375350%	0.038239%	0.804055%	1.702032%	1.740272%			
XT	Commercial New Construction - Full	0.519173%	0.003454%	0.375350%	0.038239%	0.804055%	1.702032%	1.740272%	0.291436%		
XU	Commercial New Construction - Excess land	0.363421%	0.002418%	0.262745%	0.026767%	0.683447%	1.312031%	1.338798%			
ZT	Commercial New Construction - Shopping Ctr	0.519173%	0.003454%	0.375350%	0.038239%	0.804055%	1.702032%	1.740272%			
ZU	Commercial New Construction - Shopping Ctr - Excess land	0.363421%	0.002418%	0.262745%	0.026767%	0.683447%	1.312031%	1.338798%			
	Farm & Managed Forest										
FT	Farm - Taxable Full	0.071291%	0.000474%	0.051541%	0.005251%	0.040250%	0.163556%	0.168807%			
TT	Managed Forests	0.089113%	0.000593%	0.064427%	0.006564%	0.040250%	0.194383%	0.200946%			
	Farm Awaiting Development Phase 1										
I1	Industrial - Farm I	0.267339%	0.001779%	0.193280%	0.019691%	0.120750%	0.583148%	0.602839%			
R1	Residential - Farm I	0.267339%	0.001779%	0.193280%	0.019691%	0.120750%	0.583148%	0.602839%			
	Industrial										
IH	Industrial - Shared (PIL for education)	0.841192%	0.005596%	0.608163%	0.061957%	1.167241%	2.622193%	2.684150%			
IK	Industrial - Shared Excess land	0.546775%	0.003638%	0.395306%	0.040272%	0.962974%	1.908692%	1.948965%			
IT	Industrial - Taxable Full	0.841192%	0.005596%	0.608163%	0.061957%	1.167241%	2.622193%	2.684150%			
IU	Industrial - Excess land	0.546775%	0.003638%	0.395306%	0.040272%	0.962974%	1.908692%	1.948965%			
IW	Industrial - PIL - Excess land (no education)	0.546775%	0.003638%	0.395306%	0.040272%		0.945719%	0.985991%			
IX	Industrial - Vacant land	0.546775%	0.003638%	0.395306%	0.040272%	0.962974%	1.908692%	1.948965%			
IZ	Industrial - PIL - Vacant land (no education)	0.546775%	0.003638%	0.395306%	0.040272%		0.945719%	0.985991%			
JT	Industrial New Construction	0.841192%	0.005596%	0.608163%	0.061957%	1.030000%	2.484952%	2.546909%			
JU	Industrial - New Construction - Excess land	0.546775%	0.003638%	0.395306%	0.040272%	0.849750%	1.795469%	1.835741%			
LT	Large Industrial - Taxable	0.841192%	0.005596%	0.608163%	0.061957%	1.167241%	2.622193%	2.684150%			
LU	Large Industrial - Excess land	0.546775%	0.003638%	0.395306%	0.040272%	0.962974%	1.908692%	1.948965%			
	Multi-Residential										
MT	Multi-Residential	0.712905%	0.004743%	0.515414%	0.052508%	0.161000%	1.394062%	1.446570%			
NT	New Multi-Residential	0.356453%	0.002371%	0.257707%	0.026254%	0.161000%	0.777531%	0.803785%			
	Pipeline										
PT	Pipeline	0.378446%	0.002518%	0.273608%	0.027874%	1.030000%	1.684571%	1.712445%			
	Residential										
RD	Residential - Education only					0.161000%	0.161000%	0.161000%			
RG	Residential - PIL - no education	0.356453%	0.002371%	0.257707%	0.026254%		0.616531%	0.642785%			
RH	Residential - Shared PIL (for education)	0.356453%	0.002371%	0.257707%	0.026254%	0.161000%	0.777531%	0.803785%			
RP	Residential - Tenant of Prov - PIL - Full	0.356453%	0.002371%	0.257707%	0.026254%	0.161000%	0.777531%	0.803785%			
RT	Residential - Taxable Full	0.356453%	0.002371%	0.257707%	0.026254%	0.161000%	0.777531%	0.803785%			
	Other										
UH	Utility Transmission	0.482200%	0.003210%	0.348620%		1.208660%	2.042690%	2.042690%			
WT	Railway Right of Way - CN	0.356910%	0.002370%	0.258040%		0.822690%	1.440010%	1.440010%			
WT	Railway Right of Way - Metrolinx	0.353450%	0.002350%	0.255530%		0.822690%	1.434020%	1.434020%			

SCHEDULE " C "

TOWN OF HALTON HILLS
2019 FINAL TAX RATE CALCULATIONS
FOR TOWN PURPOSES

(Column 1)		(Column 2)	(Column 3)	(Column 4)	(Column 5)	(Column 6)	(Column 7)	(Column 8)
Description		Assessment	Transition Ratio	Tax Reduction	Weighted Ratio	Weighted Assessment	Tax Rate	Levy
					(col. 3 x (1-col. 4))	(col. 2 x col. 5)	(Residential and Farm tax rate, as calculated below x col. 5)	(col. 2 x col. 7)
Commercial Shared (PIL for educ)	CH	747,763	1.456500	0.00%	1.456500	1,089,117	0.519173%	3,882.18
Commercial	CT	621,558,428	1.456500	0.00%	1.456500	905,299,850	0.519173%	3,226,964.61
- Excess land	CU	24,769,598	1.456500	30.00%	1.019550	25,253,844	0.363421%	90,017.98
- Vacant land	CX	15,294,705	1.456500	30.00%	1.019550	15,593,716	0.363421%	55,584.20
- Office Building	DT	2,541,900	1.456500	0.00%	1.456500	3,702,277	0.519173%	13,196.86
- Parking Lot	GT	996,700	1.456500	0.00%	1.456500	1,451,694	0.519173%	5,174.60
- Shopping Centre	ST	145,360,465	1.456500	0.00%	1.456500	211,717,517	0.519173%	754,672.54
- New Construction	XT	212,000,292	1.456500	0.00%	1.456500	308,778,425	0.519173%	1,100,648.64
- Vacant Land	XU	7,902,320	1.456500	30.00%	1.019550	8,056,810	0.363421%	28,718.71
- New Construction Shopping Centre	ZT	238,767,321	1.456500	0.00%	1.456500	347,764,603	0.519173%	1,239,615.88
- Excess Land	ZU	0	1.456500	30.00%	1.019550	0	0.363421%	-
Farm	FT	401,170,069	0.200000	0.00%	0.200000	80,234,014	0.071291%	285,996.21
Industrial Farm Phase 1	IT	1,811,625	1.000000	25.00%	0.750000	1,358,719	0.267339%	4,843.19
Industrial Shared (PIL for educ)	IH	2,409,937	2.359900	0.00%	2.359900	5,687,210	0.841192%	20,272.21
- Excess land	IK	522,575	2.359900	35.00%	1.533935	801,596	0.546775%	2,857.31
Industrial	IT	167,278,351	2.359900	0.00%	2.359900	394,760,181	0.841192%	1,407,132.82
- Excess land	IU	5,517,676	2.359900	35.00%	1.533935	8,463,756	0.546775%	30,169.28
- Vacant land	IX	181,369,502	2.359900	35.00%	1.533935	278,209,027	0.546775%	991,683.24
- New Construction	JT	14,720,919	2.359900	0.00%	2.359900	34,739,897	0.841192%	123,831.26
- Excess land	JU	3,153,416	2.359900	35.00%	1.533935	4,837,135	0.546775%	17,242.09
- Large Industrial	LT	45,241,282	2.359900	0.00%	2.359900	106,764,901	0.841192%	380,566.24
- Excess land	LU	5,856,375	2.359900	35.00%	1.533935	8,983,299	0.546775%	32,021.20
Multi-residential	MT	108,590,775	2.000000	0.00%	2.000000	217,181,550	0.712905%	774,149.22
New Multi-residential	NT	3,741,125	1.000000	0.00%	1.000000	3,741,125	0.356453%	13,335.34
Pipeline	PT	19,174,313	1.061700	0.00%	1.061700	20,357,368	0.378446%	72,564.36
Residential Farm Phase 1	R1	1,181,975	1.000000	25.00%	0.750000	886,481	0.267339%	3,159.89
Residential Shared (PIL for educ)	RH	330,000	1.000000	0.00%	1.000000	330,000	0.356453%	1,176.29
Residential	RT	11,127,371,765	1.000000	0.00%	1.000000	11,127,371,765	0.356453%	39,663,803.02
Managed Forests	TT	12,591,451	0.250000	0.00%	0.250000	3,147,863	0.089113%	11,220.64
Total Returned Assessment		13,371,972,623				14,126,563,741		50,354,500.00
Levy Requirement		\$ 50,354,500						
Tax Rate Calculation		\$ 50,354,500	divided by	14,126,563,741	equals	Residential Tax Rate	0.356453%	

6,518,476.21

3,010,618.83

9,529,095.04

Total Taxable Assessment	13,371,972,623
Total PIL Assessment	55,985,391
Total RD Assessment (Ed only)	4,573,275
Total Exempt Assessment	596,621,018
Total	14,029,152,307

**TOWN OF HALTON HILLS
2019 FINAL TAX RATE CALCULATIONS
FOR HOSPITAL PURPOSES**

(Column 1)		(Column 2)	(Column 3)	(Column 4)	(Column 5)	(Column 6)	(Column 7)	(Column 8)
Description		Assessment	Transition Ratio	Tax Reduction	Weighted Ratio	Weighted Assessment	Tax Rate	Levy
					(col. 3 X (1-col. 4))	(col. 2 X col. 5)	(Residential and Farm tax rate, as calculated below X col. 5)	(col. 2 X col. 7)
Commercial Shared (PIL for educ)	CH	747,763	1.456500	0.00%	1.456500	1,089,117	0.003454%	25.83
Commercial	CT	621,558,428	1.456500	0.00%	1.456500	905,299,850	0.003454%	21,468.45
- Excess land	CU	24,769,598	1.456500	30.00%	1.019550	25,253,844	0.002418%	598.87
- Vacant land	CX	15,294,705	1.456500	30.00%	1.019550	15,593,716	0.002418%	369.79
- Office Building	DT	2,541,900	1.456500	0.00%	1.456500	3,702,277	0.003454%	87.80
- Parking Lot	GT	996,700	1.456500	0.00%	1.456500	1,451,694	0.003454%	34.43
- Shopping Centre	ST	145,360,465	1.456500	0.00%	1.456500	211,717,517	0.003454%	5,020.71
- New Construction	XT	212,000,292	1.456500	0.00%	1.456500	308,778,425	0.003454%	7,322.43
- Vacant Land	XU	7,902,320	1.456500	30.00%	1.019550	8,056,810	0.002418%	191.06
- Shopping Centre	ZT	238,767,321	1.456500	0.00%	1.456500	347,764,603	0.003454%	8,246.96
- Excess Land	ZU	0	1.456500	30.00%	1.019550	0	0.002418%	-
Farm	FT	401,170,069	0.200000	0.00%	0.200000	80,234,014	0.000474%	1,902.68
Industrial Farm Phase 1	II	1,811,625	1.000000	25.00%	0.750000	1,358,719	0.001779%	32.22
Industrial Shared (PIL for educ)	IH	2,409,937	2.359900	0.00%	2.359900	5,687,210	0.005596%	134.87
- Excess land	IK	522,575	2.359900	35.00%	1.533935	801,596	0.003638%	19.01
Industrial	IT	167,278,351	2.359900	0.00%	2.359900	394,760,181	0.005596%	9,361.42
- Excess land	IU	5,517,676	2.359900	35.00%	1.533935	8,463,756	0.003638%	200.71
- Vacant land	IX	181,369,502	2.359900	35.00%	1.533935	278,209,027	0.003638%	6,597.50
- new construction	JT	14,720,919	2.359900	0.00%	2.359900	34,739,897	0.005596%	823.83
- Excess land	JU	3,153,416	2.359900	35.00%	1.533935	4,837,135	0.003638%	114.71
- Large Industrial	LT	45,241,282	2.359900	0.00%	2.359900	106,764,901	0.005596%	2,531.84
- Excess land	LU	5,856,375	2.359900	35.00%	1.533935	8,983,299	0.003638%	213.03
Multi-residential	MT	108,590,775	2.000000	0.00%	2.000000	217,181,550	0.004743%	5,150.28
New Multi-residential	NT	3,741,125	1.000000	0.00%	1.000000	3,741,125	0.002371%	88.72
Pipeline	PT	19,174,313	1.061700	0.00%	1.061700	20,357,368	0.002518%	482.76
Residential Farm Phase 1	R1	1,181,975	1.000000	25.00%	0.750000	886,481	0.001779%	21.02
Residential Shared (PIL for educ)	RH	330,000	1.000000	0.00%	1.000000	330,000	0.002371%	7.83
Residential	RT	11,127,371,765	1.000000	0.00%	1.000000	11,127,371,765	0.002371%	263,876.60
Managed Forests	TT	12,591,451	0.250000	0.00%	0.250000	3,147,863	0.000593%	74.65
Total Returned Assessment		13,371,972,623				14,126,563,741		335,000.00
Levy Requirement		\$ 335,000						
Tax Rate Calculation		\$ 335,000	divided by	14,126,563,741	equals	Residential Tax Rate	0.002371%	

Total Taxable Assessment **13,371,972,623**
Total PIL Assessment 55,985,391
Total RD Assessment (Ed only) 4,573,275
Total Exempt Assessment 596,621,018
Total **14,029,152,307**

**TOWN OF HALTON HILLS
2019 FINAL TAX RATE CALCULATIONS
FOR THE REGION OF HALTON - GENERAL PURPOSES**

(Column 1)		(Column 2)	(Column 3)	(Column 4)	(Column 5)	(Column 6)	(Column 7)	(Column 8)
Description		Assessment	Transition Ratio	Tax Reduction	Weighted Ratio	Weighted Assessment	Tax Rate	Levy
					(col. 3 X (1-col. 4))	(col. 2 X col. 5)	(Residential and Farm tax rate, as calculated below X col. 5)	(col. 2 X col. 7)
Commercial Shared (PIL for educ)	CH	747,763	1.456500	0.00%	1.456500	1,089,117	0.375350%	2,806.73
Commercial	CT	621,558,428	1.456500	0.00%	1.456500	905,299,850	0.375350%	2,333,021.49
- Excess land	CU	24,769,598	1.456500	30.00%	1.019550	25,253,844	0.262745%	65,080.93
- Vacant land	CX	15,294,705	1.456500	30.00%	1.019550	15,593,716	0.262745%	40,186.11
- Office Building	DT	2,541,900	1.456500	0.00%	1.456500	3,702,277	0.375350%	9,541.03
- Parking Lot	GT	996,700	1.456500	0.00%	1.456500	1,451,694	0.375350%	3,741.12
- Shopping Centre	ST	145,360,465	1.456500	0.00%	1.456500	211,717,517	0.375350%	545,610.96
- New Construction	XT	212,000,292	1.456500	0.00%	1.456500	308,778,425	0.375350%	795,743.76
- Vacant Land	XU	7,902,320	1.456500	30.00%	1.019550	8,056,810	0.262745%	20,762.97
- Shopping Centre	ZT	238,767,321	1.456500	0.00%	1.456500	347,764,603	0.375350%	896,213.88
- Excess Land	ZU	0	1.456500	30.00%	1.019550	0	0.262745%	-
Farm	FT	401,170,069	0.200000	0.00%	0.200000	80,234,014	0.051541%	206,768.71
Industrial Farm Phase 1	IT	1,811,625	1.000000	25.00%	0.750000	1,358,719	0.193280%	3,501.51
Industrial Shared (PIL for educ)	IH	2,409,937	2.359900	0.00%	2.359900	5,687,210	0.608163%	14,656.34
- Excess land	IK	522,575	2.359900	35.00%	1.533935	801,596	0.395306%	2,065.77
Industrial	IT	167,278,351	2.359900	0.00%	2.359900	394,760,181	0.608163%	1,017,324.80
- Excess land	IU	5,517,676	2.359900	35.00%	1.533935	8,463,756	0.395306%	21,811.70
- Vacant land	IX	181,369,502	2.359900	35.00%	1.533935	278,209,027	0.395306%	716,964.26
- new construction	JT	14,720,919	2.359900	0.00%	2.359900	34,739,897	0.608163%	89,527.16
- Excess land	JU	3,153,416	2.359900	35.00%	1.533935	4,837,135	0.395306%	12,465.64
- Large Industrial	LT	45,241,282	2.359900	0.00%	2.359900	106,764,901	0.608163%	275,140.67
- Excess land	LU	5,856,375	2.359900	35.00%	1.533935	8,983,299	0.395306%	23,150.59
Multi-residential	MT	108,590,775	2.000000	0.00%	2.000000	217,181,550	0.515414%	559,692.16
New Multi-residential	NT	3,741,125	1.000000	0.00%	1.000000	3,741,125	0.257707%	9,641.14
Pipeline	PT	19,174,313	1.061700	0.00%	1.061700	20,357,368	0.273608%	52,462.37
Residential Farm Phase 1	R1	1,181,975	1.000000	25.00%	0.750000	886,481	0.193280%	2,284.52
Residential Shared (PIL for educ)	RH	330,000	1.000000	0.00%	1.000000	330,000	0.257707%	850.43
Residential	RT	11,127,371,765	1.000000	0.00%	1.000000	11,127,371,765	0.257707%	28,676,020.98
Managed Forests	TT	12,591,451	0.250000	0.00%	0.250000	3,147,863	0.064427%	8,112.26
Total Returned Assessment		13,371,972,623				14,126,563,741		36,405,150.00
Levy Requirement		\$ 36,405,150						
Tax Rate Calculation		\$36,405,150	divided by	14,126,563,741	equals	Residential Tax Rate	0.257707%	

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4,712,708.98

2,176,608.45

6,889,317.42

Total Taxable Assessment **13,371,972,623**
 Total PIL Assessment 55,985,391
 Total RD Assessment (Ed only) 4,573,275
 Total Exempt Assessment 596,621,018
 Total **14,029,152,307**

**TOWN OF HALTON HILLS
2019 FINAL TAX RATE CALCULATIONS
FOR THE REGION OF HALTON - GENERAL WASTE MANAGEMENT PURPOSES**

(Column 1)		(Column 2)	(Column 3)	(Column 4)	(Column 5)	(Column 6)	(Column 7)	(Column 8)
Description		Assessment	Transition Ratio	Tax Reduction	Weighted Ratio	Weighted Assessment	Tax Rate	Levy
					(col. 3 X (1-col. 4))	(col. 2 X col. 5)	(Residential and Farm tax rate, as calculated below X col. 5)	(col. 2 X col. 7)
Commercial Shared (PIL for educ)	CH	675,950	1.4565	0.00%	1.4565	984,521	0.038239%	258.48
Commercial	CT	462,028,001	1.4565	0.00%	1.4565	672,943,783	0.038239%	176,675.86
- Excess land	CU	6,958,914	1.4565	30.00%	1.0196	7,094,961	0.026767%	1,862.72
- Vacant land	CX	12,658,705	1.4565	30.00%	1.0196	12,906,183	0.026767%	3,388.41
- Office Building	DT	2,541,900	1.4565	0.00%	1.4565	3,702,277	0.038239%	972.00
- Parking Lot	GT	820,250	1.4565	0.00%	1.4565	1,194,694	0.038239%	313.66
- Shopping Centre	ST	145,360,465	1.4565	0.00%	1.4565	211,717,517	0.038239%	55,584.69
- New Construction	XT	40,120,768	1.4565	0.00%	1.4565	58,435,899	0.038239%	15,341.86
- Vacant Land	XU	12,600	1.4565	30.00%	1.0196	12,846	0.026767%	3.37
- Shopping Centre	ZT	2,494,664	1.4565	0.00%	1.4565	3,633,478	0.038239%	953.94
- Excess Land	ZU	0	1.4565	30.00%	1.0196	0	0.026767%	-
Farm	FT	3,173,100	0.2000	0.00%	0.2000	634,620	0.005251%	166.61
Industrial Farm Phase 1	II	1,811,625	1.0000	25.00%	0.7500	1,358,719	0.019691%	356.72
Industrial Shared (PIL for educ)	IH	1,852,875	2.3599	0.00%	2.3599	4,372,600	0.061957%	1,147.99
- Excess land	IK	522,575	2.3599	35.00%	1.5339	801,596	0.040272%	210.45
Industrial	IT	123,363,584	2.3599	0.00%	2.3599	291,125,722	0.061957%	76,432.66
- Excess land	IU	4,282,926	2.3599	35.00%	1.5339	6,569,730	0.040272%	1,724.83
- Vacant land	IX	22,852,555	2.3599	35.00%	1.5339	35,054,334	0.040272%	9,203.23
- new construction	JT	1,759,100	2.3599	0.00%	2.3599	4,151,300	0.061957%	1,089.89
- Excess land	JU	9,150	2.3599	35.00%	1.5339	14,036	0.040272%	3.68
- Large Industrial	LT	45,241,282	2.3599	0.00%	2.3599	106,764,901	0.061957%	28,030.25
- Excess land	LU	5,856,375	2.3599	35.00%	1.5339	8,983,299	0.040272%	2,358.49
Multi-residential	MT	108,590,775	2.0000	0.00%	2.0000	217,181,550	0.052508%	57,019.23
New Multi-residential	NT	3,741,125	1.0000	0.00%	1.0000	3,741,125	0.026254%	982.20
Pipeline	PT	17,073,313	1.0617	0.00%	1.0617	18,126,736	0.027874%	4,759.03
Residential Farm Phase 1	R1	0	1.0000	25.00%	0.7500	0	0.019691%	-
Residential Shared (PIL for educ)	RH	330,000	1.0000	0.00%	1.0000	330,000	0.026254%	86.64
Residential	RT	9,075,965,743	1.0000	0.00%	1.0000	9,075,965,743	0.026254%	2,382,820.16
Managed Forests	TT	791,299	0.2500	0.00%	0.2500	197,825	0.006564%	51.94
Total Returned Assessment		10,090,889,619				10,747,999,995		2,821,799.00
Levy Requirement		\$2,821,799						
Tax Rate Calculation		\$2,821,799	divided by	10,747,999,995	equals	Residential Tax Rate	0.026254%	

Check per Hawaii

255,355.00

120,558.20

375,913.19

Total Taxable Assessment **10,090,889,619**
Total PIL Assessment 31,593,834
Total RD Assessment (Ed only) 4,573,275
Total Exempt Assessment 413,253,377
Total **10,540,310,105**

SCHEDULE " G "

TOWN OF HALTON HILLS
2019 FINAL TAX RATE CALCULATIONS
FOR EDUCATION PURPOSES

(Column 1)		(Column 2)	(Column 3)	(Column 4)	(Column 5)	(Column 6)	(Column 7)	(Column 8)	(Column 9)	(Column 10)	(Column 11)	(Column 12)	(Column 13)	(Column 14)
		Tax	No School Support		English Public		English Separate		French Public		French Separate		Total	
		Rate	Assessment	Taxes	Assessment	Taxes	Assessment	Taxes	Assessment	Taxes	Assessment	Taxes	Assessment	Taxes
Commercial	CT	0.804055%	621,558,428	4,997,671.62	0	3,199,809.23	0	1,682,366.20	0	36,982.77	0	78,513.42	621,558,428	4,997,671.62
- Excess land	CU	0.683447%	24,769,598	169,287.01	0	108,387.70	0	56,987.09	0	1,252.72	0	2,659.50	24,769,598	169,287.01
- Vacant land	CX	0.683447%	15,294,705	104,531.16	0	66,927.12	0	35,188.32	0	773.53	0	1,642.18	15,294,705	104,531.16
- Office Building	DT	0.804055%	2,541,900	20,438.27	0	13,085.81	0	6,880.13	0	151.24	0	321.09	2,541,900	20,438.27
- Parking Lot	GT	0.804055%	996,700	8,014.02	0	5,131.06	0	2697.759553	0	59.30	0	125.90	996,700	8,014.02
- Shopping Centre	ST	0.804055%	145,360,465	1,168,778.09	0	748,321.86	0	393,445.77	0	8,648.96	0	18,361.50	145,360,465	1,168,778.09
- Small-Scale On-Farm Business	C7	0.257500%	0	-	0	-	0	-	0	-	0	-	0	-
- New construction	XT	0.804055%	212,000,292	1,704,598.95	0	1,091,386.52	0	573,819.14	0	12,614.03	0	26,779.25	212,000,292	1,704,598.95
- Excess land (NC)	XU	0.683447%	7,902,320	54,008.15	0	34,579.26	0	18,180.76	0	399.66	0	848.47	7,902,320	54,008.15
- Shopping Centre (NC)	ZT	0.804055%	238,767,321	1,919,820.58	0	1,229,184.32	0	646,269.20	0	14,206.67	0	30,160.38	238,767,321	1,919,820.58
- Excess land (NC)	ZU	0.683447%	0	-	0	-	0	-	0	-	0	-	0	-
Farm	FT	0.040250%	0	-	388,052,834	156,191.27	13,117,235	5,279.69	0	-	0	-	401,170,069	161,470.95
Industrial - Farm I	I1	0.120750%	1,811,625	2,187.54	0	1,400.59	0	736.39	0	16.19	0	34.37	1,811,625	2,187.54
Industrial	IT	1.167241%	167,278,351	1,952,541.50	0	1,250,134.22	0	657,284.05	0	14,448.81	0	30,674.43	167,278,351	1,952,541.50
- Excess land	IU	0.962974%	5,517,676	53,133.78	0	34,019.43	0	17,886.42	0	393.19	0	834.73	5,517,676	53,133.78
- Vacant land	IX	0.962974%	181,369,502	1,746,540.83	0	1,118,240.23	0	587,938.04	0	12,924.40	0	27,438.16	181,369,502	1,746,540.83
- new construction	JT	1.030000%	14,720,919	151,625.47	0	97,079.72	0	51,041.68	0	1,122.03	0	2,382.04	14,720,919	151,625.47
- Excess land	JU	0.849750%	3,153,416	26,796.15	0	17,156.50	0	9,020.39	0	198.29	0	420.97	3,153,416	26,796.15
- Large Industrial	LT	1.167241%	45,241,282	528,074.79	0	338,105.17	0	177,765.82	0	3,907.75	0	8,296.05	45,241,282	528,074.79
- Excess land	LU	0.962974%	5,856,375	56,395.36	0	36,107.69	0	18,984.37	0	417.33	0	885.97	5,856,375	56,395.36
Multi-residential	MT	0.161000%	0	-	100,856,213	162,378.50	7,144,472	11,502.60	190,343	306.45	399,747	643.59	108,590,775	174,831.15
New Multi-residential	NT	0.161000%	0	-	139,410	224.45	3,601,715	5,798.76	0	-	0	-	3,741,125	6,023.21
Pipeline	PT	1.030000%	19,174,313	197,495.42	0	126,448.42	0	66,482.88	0	1,461.47	0	3,102.65	19,174,313	197,495.42
Residential - Farm 1	R1	0.120750%	0	-	1,181,975	1,427.23	0	-	0	-	0	-	1,181,975	1,427.23
Res. School taxes only	RD	0.161000%	0	-	4,573,275	7,362.97	0	-	0	-	0	-	4,573,275	7,362.97
Residential, Shared PIL	RH	0.161000%	0	-	0	-	330,000	531.30	0	-	0	-	330,000	531.30
Residential	RT	0.161000%	75,436,181	121,452.25	8,566,873,196	13,870,426.86	2,354,055,586	3,830,913.96	16,423,105	27,339.95	114,583,697	186,387.77	11,127,371,765	17,915,068.54
Managed Forests	TT	0.040250%	0	-	10,887,763	4,382.32	1,466,705	590.35	3,523	1.42	233,460	93.97	12,591,451	5,068.06
Total Taxes			1,788,751,369	14,983,390.94	9,072,564,666	23,717,898.48	2,379,715,713	8,857,591.08	16,616,971	137,626.16	115,216,904	420,606.38	13,372,865,623	33,133,722.11
No support sharing ratio						0.64026		0.33663		0.00740		0.01571		1.00000

Residential
Business

14,202,393.61
9,515,504.87

3,854,616.66
5,002,974.42

27,647.82
109,978.35

187,125.33
233,481.06

**TOWN OF HALTON HILLS
2019 FINAL TAX RATE CALCULATIONS
FOR ACTON BIA**

(Column 1)		(Column 2)	(Column 3)	(Column 4)	(Column 5)	(Column 6)	(Column 7)	(Column 8)
Description		Assessment	Transition Ratio	Tax Reduction	Weighted Ratio	Weighted Assessment	Tax Rate	Levy
					(col. 3 X (1-col. 4))	(col. 2 X col. 5)	(Residential and Farm tax rate, as calculated below X col. 5)	(col. 2 X col. 7)
Commercial Shared (PIL for educ)	CH	0	1.4565	0.00%	1.4565	0	0.000000%	\$0
Commercial	CT	29,946,269	1.4565	0.00%	1.4565	43,616,741	0.291436%	87,274.12
- Excess land	CU	0	1.4565	30.00%	1.0196	0	0.000000%	\$0
- Vacant land	CX	293,750	1.4565	30.00%	1.0196	299,493	0.204005%	599.26
- Office Building	DT	0	1.4565	0.00%	1.4565	0	0.000000%	\$0
- Parking Lot	GT	0	1.4565	0.00%	1.4565	0	0.000000%	\$0
- Shopping Centre	ST	0	1.4565	0.00%	1.4565	0	0.000000%	\$0
- new construction	XT	2,701,250	1.4565	0.00%	1.4565	3,934,371	0.291436%	7,872.41
Farm	FT	0	0.2000	0.00%	0.2000	0	0.000000%	\$0
Industrial Farm Phase 1	I1	0	1.0000	25.00%	0.7500	0	0.000000%	\$0
Industrial Shared (PIL for educ)	IH	0	2.3599	0.00%	2.3599	0	0.000000%	\$0
- Excess land	IK	0	2.3599	35.00%	1.5339	0	0.000000%	\$0
Industrial	IT	0	2.3599	0.00%	2.3599	0	0.000000%	\$0
- Excess land	IU	0	2.3599	35.00%	1.5339	0	0.000000%	\$0
- Vacant land	IX	0	2.3599	35.00%	1.5339	0	0.000000%	\$0
- new construction	JT	0	2.3599	0.00%	2.3599	0	0.000000%	\$0
- Excess land	JU	0	2.3599	35.00%	1.5339	0	0.000000%	\$0
- Large Industrial	LT	0	2.3599	0.00%	2.3599	0	0.000000%	\$0
- Excess land	LU	0	2.3599	35.00%	1.5339	0	0.000000%	\$0
Multi-residential	MT	0	2.0000	0.00%	2.0000	0	0.000000%	\$0
New Multi-residential	NT	0	1.0000	0.00%	1.0000	0	0.000000%	\$0
Pipeline	PT	0	1.0617	0.00%	1.0617	0	0.000000%	\$0
Residential Farm Phase 1	R1	0	1.0000	25.00%	0.7500	0	0.000000%	\$0
Residential Shared (PIL for educ)	RH	0	1.0000	0.00%	1.0000	0	0.000000%	\$0
Residential	RT	0	1.0000	0.00%	1.0000	0	0.000000%	\$0
Managed Forests	TT	0	0.2500	0.00%	0.2500	0	0.000000%	\$0
Total Returned Assessment		32,941,269				47,850,604		95,745.79
Levy Requirement		\$ 95,746						
Tax Rate Calculation		\$ 95,746	divided by	47,850,604	equals	Residential Tax Rate	0.200093%	

SCHEDULE " I "

TOWN OF HALTON HILLS
2019 FINAL TAX RATE CALCULATIONS
FOR GEORGETOWN BIA

(Column 1)		(Column 2)	(Column 3)	(Column 4)	(Column 5)	(Column 6)	(Column 7)	(Column 8)	(Column 9)	(Column 10)	(Column 14)
Description		Assessment	Transition Ratio	Tax Reduction	Weighted Ratio	Weighted Assessment	Tax Rate	Levy	Expanded Area @ 10% Assessment	Tax Rate	Levy
		Assessment			(col. 3 X (1-col. 4))	(col. 2 X col. 5)	(residential farm tax rate, as calculated below X col. 5)	(col. 2 X col. 7)		(10% of column 7)	(col. 12 X col. 13)
Commercial Shared (PIL for educ)	CH	0	1.4565	0.00%	1.4565	0	0.427994%	\$0	0	0.0000000%	\$0
Commercial	CT	47,508,825	1.4565	0.00%	1.4565	69,196,604	0.427994%	203,334.89	712,700	0.0427994%	305.03
- Excess land	CU	189,519	1.4565	30.00%	1.0196	193,224	0.299596%	567.79	0	0.0000000%	\$0
- Vacant land	CX	1,571,752	1.4565	30.00%	1.0196	1,602,480	0.299596%	4,708.90	0	0.0000000%	\$0
- Office Building	DT	276,525	1.4565	0.00%	1.4565	402,759	0.427994%	1,183.51	0	0.0000000%	\$0
- Parking Lot	GT	820,250	1.4565	0.00%	1.4565	1,194,694	0.427994%	3,510.62	0	0.0000000%	\$0
- Shopping Centre	ST	0	1.4565	0.00%	1.4565	0	0.427994%	\$0	0	0.0000000%	\$0
- new construction	XT	0	1.4565	0.00%	1.4565	0	0.427994%	\$0	0	0.0000000%	\$0
Farm	FT	0	0.2000	0.00%	0.2000	0	0.058770%	\$0	0	0.0000000%	\$0
Industrial Farm Phase 1	I1	0	1.0000	25.00%	0.7500	0	0.220388%	\$0	0	0.0000000%	\$0
Industrial Shared (PIL for educ)	IH	0	2.3599	0.00%	2.3599	0	0.693459%	\$0	0	0.0000000%	\$0
- Excess land	IK	0	2.3599	35.00%	1.5339	0	0.450748%	\$0	0	0.0000000%	\$0
Industrial	IT	0	2.3599	0.00%	2.3599	0	0.0000000%	\$0	0	0.0000000%	\$0
- Excess land	IU	0	2.3599	35.00%	1.5339	0	0.450748%	\$0	0	0.0000000%	\$0
- Vacant land	IX	0	2.3599	35.00%	1.5339	0	0.450748%	\$0	0	0.0000000%	\$0
- new construction	JT	0	2.3599	0.00%	2.3599	0	0.693459%	\$0	0	0.0000000%	\$0
- Excess land	JU	0	2.3599	35.00%	1.5339	0	0.450748%	\$0	0	0.0000000%	\$0
- Large Industrial	LT	0	2.3599	0.00%	2.3599	0	0.693459%	\$0	0	0.0000000%	\$0
- Excess land	LU	0	2.3599	35.00%	1.5339	0	0.450748%	\$0	0	0.0000000%	\$0
Multi-residential	MT	0	2.0000	0.00%	2.0000	0	0.587702%	\$0	0	0.0000000%	\$0
New Multi-residential	NT	0	1.0000	0.00%	1.0000	0	0.0000000%	\$0	0	0.0000000%	\$0
Pipeline	PT	0	1.0617	0.00%	1.0617	0	0.311982%	\$0	0	0.0000000%	\$0
Residential Farm Phase 1	R1	0	1.0000	25.00%	0.7500	0	0.220388%	\$0	0	0.0000000%	\$0
Residential Shared (PIL for educ)	RH	0	1.0000	0.00%	1.0000	0	0.0000000%	\$0	0	0.0000000%	\$0
Residential	RT	0	1.0000	0.00%	1.0000	0	0.293851%	\$0	0	0.0000000%	\$0
Managed Forests	TT	0	0.2500	0.00%	0.2500	0	0.073463%	\$0	0	0.0000000%	\$0
Total Returned Assessment		50,366,871				72,589,760		213,305.71	712,700		305.03
Levy Requirement		\$ 213,611									
Tax Rate Calculation		\$213,611	divided by	(total col. 6) 72,693,565	equals	Residential Tax Rate	0.293851%				

SCHEDULE " J "

**TOWN OF HALTON HILLS
2019 FINAL TAX RATE CALCULATIONS
RIGHT OF WAY, UTILITY CORRIDOR AND HEADS AND BEDS**

Right of Way/Utility Corridor		Acres	\$ 106.17	178.45	482.53
			Metrolinx	CNR RATES	ONT. HYDRO
Municipal rates	Comm. Tax	Share	\$ 611.33	\$ 617.33	\$ 834.02
Town Commercial	\$ 6,518,476.21	57.8158%	\$ 353.45	\$ 356.91	\$ 482.20
Hospital	\$ 43,366.32	0.3846%	\$ 2.35	\$ 2.37	\$ 3.21
Total Town	6,561,842.53	58.2005%	\$ 355.80	\$ 359.28	\$ 485.41
Region Commercial	\$ 4,712,708.98	41.7995%	\$ 255.53	\$ 258.04	\$ 348.62
Total Region	\$ 4,712,708.98	41.7995%	\$ 255.53	\$ 258.04	\$ 348.62
Total Town & Region	\$ 11,274,551.51	100.0000%	\$ 611.33	\$ 617.32	\$ 834.03
School rates		Share	\$ 822.69	\$ 822.69	\$ 1,208.66
English Public		64.026%	\$ 526.74	\$ 526.74	\$ 773.86
English Catholic		33.663%	\$ 276.94	\$ 276.94	\$ 406.87
French Public		0.740%	\$ 6.09	\$ 6.09	\$ 8.94
French Catholic		1.571%	\$ 12.92	\$ 12.92	\$ 18.99
Total School Boards		100.000%	\$ 822.69	\$ 822.69	\$ 1,208.66

\$1,434.02	\$ 1,440.02	\$ 2,042.68
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Heads/Beds		112		
	Com & Ind Taxes	Share	Rate per Bed	Total Taxes
			\$ 75.00	\$ 8,400.00
Town	\$ 9,529,095.04	55.5080%	\$ 41.63	\$ 4,662.67
Hospital	\$ 63,395.46	0.3693%	\$ 0.28	\$ 31.02
Acton BIA	\$ 95,745.79	0.5577%	\$ 0.42	\$ 46.85
Georgetown BIA	\$ 213,610.74	1.2443%	\$ 0.93	\$ 104.52
Town Total	\$ 9,901,847.03	57.6793%	\$ 43.26	\$ 4,845.06
Region	\$ 6,889,317.42	40.1310%	\$ 30.10	\$ 3,371.00
Waste	\$ 375,913.19	2.1897%	\$ 1.64	\$ 183.94
Region Total	\$ 7,265,230.62	42.3207%	\$ 31.74	\$ 3,554.94
	\$ 17,167,077.65	100.0000%	\$ 75.00	\$ 8,400.00

TOWN OF HALTON HILLS
2019 FINAL TAX RATE CALCULATIONS
PAYMENTS IN LIEU OF TAXES

		Assessment		Town	Hospital	Region		Education					Total
		Total Assessment	Urban Assessment			General Services	Waste Management	Education No Support	English Public	English Separate	French Public	French Separate	
	Commercial												
CF	Commercial - PIL Full Rate	27,844,650	24,834,350	\$ 144,561.95	\$ 961.75	\$ 104,514.98	\$ 9,496.46	\$ 223,886.30					483,421.44
CG	Commercial - PIL (no education)	18,918,734	5,453,984	\$ 98,220.99	\$ 653.45	\$ 71,011.53	\$ 2,085.56						171,971.53
CZ	Commercial - PIL - vacant land, (no education)	2,366,020	569,250	\$ 8,598.62	\$ 57.21	\$ 6,216.60	\$ 152.37						15,024.80
	Industrial												
IW	Industrial - PIL - Excess land (no education)	5,468,000	0	\$ 29,897.66	\$ 198.90	\$ 21,615.32	\$ -						51,711.89
IZ	Industrial - PIL - Vacant land (no education)	13,237	0	\$ 72.38	\$ 0.48	\$ 52.33	\$ -						125.18
	Residential												
RG	Residential - PIL - no education	736,250	736,250	\$ 2,624.38	\$ 17.46	\$ 1,897.37	\$ 193.30						4,732.51
RP	Residential, PIL, Full Rate, Tenant of Province (educ paid to SB)	638,500	0	\$ 2,275.95	\$ 15.14	\$ 1,645.46	\$ -		\$ 1,027.99	\$ -	\$ -	\$ -	4,964.54
	Rights of Way												
UH	Hydro Corridors ROW / Acre (\$ x 1/100000) (educ kept by LT)	48,253,000	0	\$ 232,675.97	\$ 1,548.92	\$ 168,219.61		\$ 583,214.71					985,659.21
WT CN	CN Rail ROW/ Acre (\$ x 1/100000) (education paid to SB)	17,845,000	0	\$ 63,690.59	\$ 422.93	\$ 46,047.24		\$ 93,996.75	\$ 49,419.94	\$ 1,086.76	\$ 2,305.57		256,969.78
WT ML	CN Rail ROW/ Acre (\$ x 1/100000) (education paid to SB)	10,617,000	0	\$ 37,525.79	\$ 249.50	\$ 27,129.62		\$ 55,923.99	\$ 29,402.72	\$ 646.58	\$ 1,371.72		152,249.90
	Heads and Beds												
	Heads and Beds (GHosp)(\$ x 1/100000) (no education)	11,200,000	11,200,000	\$ 4,814.04	\$ 31.02	\$ 3,371.00	\$ 183.94						8,400.00
		143,900,391	42,793,834	\$ 624,958.31	\$ 4,156.75	\$ 451,721.06	\$ 12,111.63	\$ 807,101.01	\$ 150,948.72	\$ 78,822.66	\$ 1,733.34	\$ 3,677.29	\$ 2,135,230.78

FIR Code	Description	Assessment		Town	Hospital	Region		Education					Total
		Total Assessment	Urban Assessment			General Services	Waste Management	Education No Support	English Public	English Separate	French Public	French Separate	
5010	National Defense	4,823,500	4,823,500	25,042.32	166.60	18,105.02	1,844.47	38,783.59					83,942.00
5020	Canada Post	2,572,250	2,572,250	13,354.43	88.84	9,654.95	983.61	20,682.30					44,764.14
5220	Min of Transportation	6,992,757	340,000	35,439.53	235.77	25,621.97	89.26	-					61,386.53
5220	Calloway Reit (Halton) Inc	1,965,000	0	10,201.75	67.87	7,375.63	-	-					17,645.26
5240	Min of Energy and Infrastructure	1,263,750	0	4,548.24	30.26	3,288.27	-	-	1,027.99				8,894.76
5430	LCBO	982,750	982,750	5,102.17	33.94	3,688.76	375.80	-					9,200.67
5610	Town of Halton Hills	798,775	798,775	4,147.03	27.59	2,998.20	305.45	6,422.59					13,900.85
5610	Halton Hills Hydro	4,010,275	3,381,400	28,188.00	187.53	20,379.28	1,703.56	39,174.46	0.00	531.30			90,164.12
5910	Region of Halton	19,650,125	16,639,825	102,018.18	678.71	73,756.81	6,362.94	157,997.81					340,814.44
5910	Metrolinx	16,936,484	5,436,734	86,398.28	574.79	62,463.98	1,966.17	-					151,403.23
5432	Right of Way	28,462,000	0	101,216.38	672.43	73,176.86	-	-	149,920.74	78,822.66	1,733.34	3,677.29	409,219.69
5434	Hydro Right of Way	48,253,000	0	232,675.97	1,548.92	168,219.61	-	583,214.71					985,659.21
5230	Heads & Beds	11,200,000	11,200,000	4,814.04	31.02	3,371.00	183.94	-					8,400.00
Total		147,910,666	46,175,234	653,146.31	4,344.28	472,100.34	13,815.19	846,275.47	150,948.72	79,353.96	1,733.34	3,677.29	2,225,394.90
Total		143,900,391	42,793,834	624,958.31	4,156.75	451,721.06	12,111.63	807,101.01	150,948.72	78,822.66	1,733.34	3,677.29	2,135,230.78

severance/consolidation pending will no longer be PIL

not on schedule 26

Total Educ PIL

1,081,988.78

Total Schedule 26 PIL Summary	\$629,115.07	\$ 463,832.69	\$ 1,042,283.02	2,135,230.78
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BY-LAW NO. 2019-0022

A By-law to authorize the Mayor and Clerk to enter into a Transfer Payment Agreement with the Ministry of Transportation for the Public Transit Infrastructure Fund.

WHEREAS the Municipal Act, S.O. 2001 authorizes the municipality to enact by-laws for the purposes of entering into agreements for the purposes of the Corporation;

AND WHEREAS Council for the Town of Halton Hills entered into a Public Transit Infrastructure Fund Phase One Transfer Payment Agreement with the Ministry of Transportation;

AND WHEREAS the Ministry of Transportation requires a Council resolution authorizing the Mayor and Clerk to enter into the agreement on behalf of the Town of Halton Hills;

AND WHEREAS on March 20, 2017, Council for the Town of Halton Hills adopted and approved Report No. P&I-2017-0030, dated March 7, 2017, and Resolution No. 2017-0053, in which certain recommendations were made relating to Public Transit Infrastructure Fund Transfer Payment;

AND WHEREAS the Ministry of Transportation requires a by-law be approved and signed by the Mayor and Clerk to authorize the Town of Halton Hills to enter into the Public Transit Infrastructure Fund Phase One Transfer Payment Agreement.

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

1. THAT upon execution of the Public Transit Infrastructure Fund Transfer Payment Agreement, the Town of Halton Hills is responsible for carrying out the project according to the terms, conditions, and timelines within the Transfer Payment Agreement.
2. THAT acquisition of goods and services under the Transfer payment Agreement is to be conducted through a process that promotes best value for money, and complies with the Town's purchasing policies and procedures.
3. THAT Town of Halton Hills must make funding available for the Town's contribution to the total project cost of 50 percent of eligible project costs plus any ineligible project costs, prior to the March 31, 2018 project delivery deadline.

BY-LAW read and passed by the Council for the Town of Halton Hills this 6th day of May, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES



BY-LAW NO. 2019-0023

A By-law to adopt the proceedings of the Council Meeting held on the 6th day of May, 2019 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 6th day of May, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES