

### AGENDA COUNCIL MEETING

Monday, May 27, 2019, Call to Order 3:00 p.m. in Council Chambers, 3:05 p.m. for Closed Session, Reconvene into Open Meeting at 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

3:00 p.m. Council Chambers

### 2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

### 1. REPORT NO. TPW-2019-0018

TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0018 dated May 21, 2019 regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on behalf of the municipality or local board. (Exchange Hotel)

### 2. REPORT NO. PLS-2019-0040

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0040 dated May 22, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Hidden Quarry)

### 3. REPORT NO. LIB-2019-0001

LIBRARY SERVICES REPORT NO. LIB-2019-0001 dated May 9, 2019 regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board. (Settlement)

### 4. MEMORANDUM NO. ADMIN-2019-0009

OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2019-0009 dated May 10, 2019 regarding personal matters about an identifiable individual, including municipal or local board employees. (Business Licensing Matter)

- 3. RECESS AT THE CALL OF THE CHAIR
- 4. RECONVENE INTO OPEN SESSION
- 5. NATIONAL ANTHEM
- 6. ANNOUNCEMENTS
  - 1. High Five Program Accreditation
  - 2. ParticipACTION Community Better Challenge
- 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 May 6, 2019.6
  - 2. Public Meeting (2019-0004) Minutes dated May 6, 2019. 21
  - 3.
     Public Meeting (2019-0005) Minutes dated May 6, 2019.
     26

### 11. GENERAL COMMITTEE

COUNCIL TO CONVENE INTO GENERAL COMMITTEE

Councillor Ted Brown, Chair

### Vet Reports to be considered at General Committee

- 1. Public Meetings / Hearings
  - a. 6:15 PM PUBLIC MEETING

Proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots at 10759 Eighth Line (Georgetown).

(Refer to Item No. 11.3.a of this Agenda, Report No. PLS-2019-0034)

### b. 6:45 PM PUBLIC MEETING

Proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots at 11801 Trafalgar Road (Georgetown).

(Refer to Item No. 11.3.b of this Agenda, Report No. PLS-2019-0033)

### 2. Delegations/Presentations regarding items in General Committee

### a. Susan Silver, Senior Advisor, Strategic Planning and Continuous Improvement

Presentation to General Committee regarding Bill 108 More Homes, More Choice Act.

(Refer to Item No. 11.3.c of this Agenda, Report No. ADMIN-2019-0021)

### 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-2019-0034 (AUTOMATIC HOLD)

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0034 dated May 9, 2019 regarding Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 10759 Eighth Line (Georgetown).

### b. REPORT NO. PLS-2019-0033 (AUTOMATIC HOLD)

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0033 dated May 10, 2019 regarding Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 11801 Trafalgar Road (Georgetown). 48

### c. REPORT NO. ADMIN-2019-0021 (AUTOMATIC HOLD)

OFFICE OF THE CAO REPORT NO. ADMIN-2019-0021 dated May 14, 2019 regarding Bill 108 More Homes, More Choice Act - Comments. 64

### 77 d. **REPORT NO. PLS-2019-0036** PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0036 dated May 14, 2019 regarding Provincial Review of the Endangered Species Act and Conservation Authorities Act -Halton Area Planning Partnership Joint Submission. **REPORT NO. PLS-2019-0039** 113 e. PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0039 dated May 21, 2019 regarding 2019 Growth Plan – "A Place to Grow". 140 f. **REPORT NO. RP-2019-0020** RECREATION AND PARKS REPORT NO. RP-2019-0020 dated May 16, 2019 regarding Tender Award for Contractor of the Bundled Roof (4) & Cooling Tower (1) Replacement Project. 144 REPORT NO. TPW-2019-0024 g. TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0024 dated May 22, 2019 regarding Connecting Links Update and Contribution Agreement.

# MEMORANDUM NO. ADMIN-2019-0010 148 OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2019-0010 dated May 14, 2019 regarding 2019 Provincial Budget Update. MEMORANDUM NO. PLS-2019-0004 162 PLANNING AND SUSTAINABILITY MEMORANDUM NO. PLS-2019-0004 dated May 14, 2019 regarding Local Planning Appeal Tribunal (LPAT) Appeal for 12 Church Street East (Acton).

		j. MEMORANDUM NO. TPW-2019-0013	169		
		TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-0013 dated May 9, 2019 regarding Pavement Marking Program Update.			
	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 May 14, 2019.	173		
	2.	Report of the Planning, Public Works and Transportation Committee Meeting held on May 14, 2019.	177		
14.	REC	EIPT OF MINUTES OF ADVISORY/SPECIALCOMMITTEES			
	1.	Minutes of the Committee of Adjustment Meeting held on April 3, 2019.	181		
	2.	Minutes of the Downtown Georgetown BIA Board Meeting held on April 9, 2019.	185		
	3.	Minutes of the Halton Hills Public Library Board Meeting held on April 10, 2019.	188		
15.	PETITIONS/COMMUNICATIONS/MOTIONS				
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 27, 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. 2019-0024	194		
		A By-law to adopt the proceedings of the Council Meeting held on the 27th day of May, 2019 and to authorize its execution.			
20.	ADJO	ADJOURNMENT			



### MINUTES

### **COUNCIL MEETING**

### **MONDAY, MAY 6, 2019**

The Town of Halton Hills Council met this 6<sup>th</sup> day of May, 2019, in the Council Chambers, 1 Halton Hills Drive Town Hall, commencing at 6:00 p.m. with Mayor R. Bonnette in the Chair.

- MEMBERS PRESENT: Mayor R. Bonnette, Councillor C. Somerville 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
- STAFF PRESENT: A. B. Marshall, Chief Administrative Officer,
  S. Jones, Clerk & Director of Legislative Services,
  B. Andrews, Acting Commissioner of Transportation & Public Works,
  J. Linhardt, Commissioner of Planning & Sustainability,
  W. Harris, Commissioner of Recreation & Parks,
  H. Olivieri, Chief & Commissioner of Fire Services
  M.J. Leighton, Manager of Accounting and Town Treasurer,
  G. Cannon, Chief Librarian,
  V. Petryniak, Deputy Clerk,
  R. Brown, Deputy Clerk

### \* Denotes Change From Council Agenda

### 1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 6:00 p.m. in the Council Chambers.

- 2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS
  NIL
- 3. RECESS AT THE CALL OF THE CHAIR NIL
- 4. RECONVENE INTO OPEN SESSION NIL

### 5. NATIONAL ANTHEM

### 6. ANNOUNCEMENTS

### 6.1 Conservation Halton Foundation Gala

Councillor M. Johnson announced that the Conservation Halton Foundation Gala will be held on Thursday, June 20, 2019 outside at the Kelso Quarry.

### 7. EMERGENCY BUSINESS MATTERS

NIL

### 8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

There were no disclosures of Pecuniary or Conflict of Interest.

### 9. COUNCIL DELEGATIONS/PRESENTATIONS

### 9.1 Maxine Payne, Resident of Halton Hills

M. Payne spoke in support of the Autism Resolution.

### 9.2 Dr. Lesley Barron, Resident of Halton Hills

Dr. L. Barron spoke in support of the Climate Change Resolution.

### 9.3 Lisa Kohler. Halton Environmental Network

L. Kohler spoke in support of the Climate Change Resolution.

### 9.4 Leslie Adams, Ontario Environment Network

L. Adams spoke in support of the Climate Change Resolution.

### 9.5 Doris Treleaven, Protect Our Environmental Resources (P.O.W.E.R.)

D. Treleaven spoke in support of the Climate Change Resolution.

### 9.6 Janet Duval, Halton Hills Climate Action Rally

J. Duval spoke in support of the Climate Change Resolution.

### 9.7 Spencer Lippa, Green Party of Canada

S. Lippa spoke in support of the Climate Change Resolution.

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

<u>Resolution No. 2019-0083</u> Moved by: Councillor W. Farrow-Reed Seconded by: Councillor C. Somerville

THAT the following minutes are hereby approved:

- 10.1 Minutes of the Council Meeting held on April 15, 2019.
- 10.2 Minutes of the Council Workshop (Ward Meeting's Concept) held on April 15, 2019.
- 10.3 Minutes of the Council Workshop (Regional Official Plan Review) held on April 25, 2019.
- 10.4 Confidential Minutes of the Council Meeting held on April 15, 2019.
- 10.5 Confidential Minutes of the Council Workshop held on April 15, 2019.
- 10.6 Confidential Minutes of the Council Workshop held on April 25, 2019.

CARRIED

### 11. GENERAL COMMITTEE

Resolution No. 2019-0084 Moved by: Councillor M. Albano Seconded by: Councillor B. Inglis

THAT Council do now convene into General Committee.

CARRIED

Councillor C. Somerville assumed the role of Presiding Officer.

### 11.1 Public Meetings / Hearings

### 11.1.a

### PUBLIC MEETING

Destination Downtown Secondary Plan

(Refer to Public Meeting Minutes (2019-0004), Appendix A of these Minutes)

### 11.1.b

### PUBLIC MEETING

Cannabis Cultivation and Processing.

(Refer to Public Meeting Minutes (2019-0005), Appendix B of these Minutes)

### 11.2 Delegations/Presentations regarding items in General Committee

NIL

### 11.3 Municipal Officers Reports to be Considered by General Committee

### 11.3.a PLANNING AND SUSTAINABILITY 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.

### Recommendation No. GC-2019-0026

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.

CARRIED

### 11.3.b PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0029 dated April 15, 2019 regarding cannabis cultivation and processing.

Recommendation No. GC-2019-0027

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.

CARRIED

### 11.3.c OFFICE OF THE CAO REPORT NO. ADMIN-2019-0018 dated April 30, 2019, regarding Nomination to the CTC Source Water Protection Committee.

### Recommendation No. GC-2019-0028

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.

CARRIED

### 11.3.d 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.

### Recommendation No. GC-2019-0029

THAT 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 be received for information.

CARRIED

### 11.3.e TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-0012 dated April 15, 2019 regarding Road Occupancy Permit - Disposal Containers & Construction Supplies Permit Application Awareness.

### Recommendation No. GC-2019-0030

THAT Memorandum No. TPW-2019-0012 dated April 15, 2019 regarding Road Occupancy Permit - Disposal Containers & Construction Supplies Permit Application Awareness be received for information.

CARRIED

### 11.4 Adjourn back into Council

Recommendation No. GC-2019-0031

THAT General Committee do now reconvene into Council.

CARRIED

### 12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2019-0085 Moved by: Councillor M. Albano Seconded by: Councillor C. Somerville

THAT the recommendations regarding the Reports & Memorandums from the Monday, May 6, 2019 General Committee Meeting are hereby adopted:

GC-2019-0026 GC-2019-0027 GC-2019-0028 GC-2019-0029 GC-2019-0030

CARRIED

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

<u>Resolution No. 2019-0086</u> Moved by: Councillor T. Brown Seconded by: Councillor M. Albano

THAT the following items are hereby approved:

- 13.1 Report of the Community and Corporate Affairs Committee meeting held on April 29, 2019.
- 13.2 Report of the Planning, Public Works and Transportation Committee meeting held on April 30, 2019.

CARRIED

### 14. RECEIPT OF MINUTES OF ADVISORY/SPECIALCOMMITTEES

<u>Resolution No. 2019-0087</u> Moved by: Councillor T. Brown Seconded by: Councillor J. Hurst

THAT the following minutes are hereby received for information:

- 14.1 Minutes of the Heritage Halton Hills Committee Meeting held on April 17, 2019.
- 14.2 Minutes of the Halton Hills Public Library Board Meeting held on March 13, 2019.

CARRIED

### 15. PETITIONS/COMMUNICATIONS/MOTIONS

#### **15.1** Motion regarding Climate Change.

<u>Resolution No. 2019-0088</u> Moved by: Councillor J. Fogal Seconded by: Mayor R. Bonnette

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 netzero 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.
- 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 25<sup>th</sup> 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.

### **Recorded Vote:**

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

MOTION CARRIED

### 15.2 Motion regarding Services for Families and Individuals with Autism Spectrum Disorder.

Resolution No. 2019-0089 Moved by: Councillor C. Somerville Seconded by: Mayor R. Bonnette

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 Halton Council, Chairs of the respective school boards in Halton Region and the Association of Municipalities of Ontario, Halton Region, Town of Milton, City of Burlington and Town of Oakville, Leaders of the Opposition Party and the Green Party and Autism Ontario.

#### **Recorded Vote:**

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

### **MOTION CARRIED**

### 15.3 Motion regarding Provincial Cutbacks to Funding for Conservation Authorities.

Resolution No. 2019-0090 Moved by: Councillor M. Johnson Seconded by: Councillor A. Lawlor

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.

CARRIED

#### **15.4 Motion regarding Committee Appointments**

<u>Resolution No. 2019-0091</u> Moved by: Councillor B. Inglis Seconded by: Councillor W. Farrow-Reed

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

Town of Halton Hills Tourism Advisory Committee Councillor Ann Lawlor

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

CARRIED

### 16. ADVANCE NOTICE OF MOTION

NIL

### 17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

<u>Resolution No. 2019-0092</u> Moved by: Councillor J. Hurst Seconded by: Councillor J. Fogal

THAT the General Information Package dated May 6, 2019 be received.

CARRIED

### 18. MOTION TO APPROVE CLOSED SESSION ITEMS

NIL

### **19. CONSIDERATION OF BYLAWS**

Resolution No. 2019-0093 Moved by: Councillor W. Farrow-Reed Seconded by: Councillor T. Brown

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. 2019-0021

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.

### 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.

### 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.

CARRIED

### 20. ADJOURNMENT

Resolution No. 2019-0094 Moved by: Councillor J. Hurst Seconded by: Councillor B. Lewis

THAT this Council meeting do now adjourn at 8:53 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



### PUBLIC MEETING-2019-0004

### **Destination Downtown Secondary Plan**

Minutes of the Public Meeting Committee held on Monday, May 6, 2019, 7:33 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor C. Somerville chaired the meeting.

Councillor C. Somerville advised the following:

The purpose of this Public Meeting is to inform and consult with the public, and to provide the public with the opportunity to ask questions or to express views with respect to the Draft Official Plan Amendment (Secondary Plan) and Urban Design Guidelines to Downtown Georgetown. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision regarding whether or not to adopt this Official Plan Amendment, if adopted, it will be forwarded to the Region of Halton for approval. Should you disagree with the decision of the Region of Halton, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal.

Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Region of Halton to the Local Planning Appeal Tribunal. In addition, if a person or public body does not make oral submission at a public meeting, or submit written comments to the Town of Halton Hills before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Town staff regarding further information on the appeal process.

The Planning Act requires that a Statutory Public Meeting be held for a proposal to amend the Official Plan.

The format of this Public Meeting is as follows:

- The Town's consultant will give a presentation explaining the purpose and details of the proposed Secondary Plan and Urban Design Guidelines;
- Next, the public can obtain clarification, ask questions and express their views on the proposal.

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

### SPECIFIC PROPOSAL

This Public Meeting involves an Official Plan amendment to put in place a Secondary Plan for Downtown Georgetown.

### TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Ron Palmer of The Planning Partnership, to come forward to explain the proposed Official Plan Amendment.

R. Palmer introduced himself and his partner Donna Hinde. D. Hinde commenced the presentation by advising that they were there to inform and consult the public on the Destination Downtown Draft Secondary Plan. D. Hinde noted that notification for this Public Meeting was advertised on May 11 and May 25 in the Georgetown Independent and Free Press; written notice was delivered to properties in the Downtown Study Area and within 120 metres of the Downtown Area; written notice was also delivered to the project notification list and the meeting was advertised on the Town's website.

D. Hinde noted that the study is at Phase 6, the final phase of the six phase process for developing the Secondary Plan. The Purpose of the study is to develop a clear vision and detailed planning framework (land use and built form) for Downtown Georgetown for the next 20-25 years (2041 planning horizon), to produce a Secondary Plan for Downtown Georgetown as a basis for evaluating the merits of future development applications, particularly intensification proposals, to ensure the heritage character and multi-faceted, mixed use function of the area is protected and to comprehensively evaluate the capacity of the area to accommodate intensification of a magnitude and scale appropriate for the area.

There have been many inputs into the process over the course of the past year and half, parking and mobility, natural environment, built heritage and cultural resources, municipal servicing, market analysis, land use, urban design and policy. Everyone has worked very hard at public engagement with three separate events; Downtown Visioning Exercise on February 20, 2018, Design Summit on April 4, 2018 and a Workshop on May 24, 2018. They have met with the steering committee, the technical advisory committee and have held one on one meetings, three council presentations and hosted on line surveys through the course of the year.

The vision statement is that 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.

Through the process seven guiding principles have been developed, the principles are:

- 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.

Four alternatives were developed through the process. All of the inputs have been used to develop the secondary plan that supports the vision and the guiding principles.

R. Palmer explained that the secondary plan is a process that includes not only planning and urban design expertise but a whole host of other professionals related to; Heritage Conservation, Mobility/Parking, Functional Servicing, Scoped Natural Heritage Assessment, Sustainability, Fiscal/Market Impact and Design Guidelines. These elements all work with us together to create the plan in its totality and will be a part of the supporting documentation once it is all completed.

The Secondary Plan is a statutory Planning document, it is the framework through which planning, development and fiscal decisions can be made by Council over the next 20-25 years. The Secondary Plan is the beginning of a strategy to manage change in Downton Georgetown over a period of time.

Downtown Georgetown has been identified as a location within Halton Hills for intensification with growth expected to have the population double by 2031 for the Downtown area with the population going to approximately 4,000 residents by 2041. This is fiscally viable according to the marketing experts. Part of the growth will be in the non-residential component, primarily office and service commercial and retail uses that will add to the already existing uses.

Schedule B in the Secondary Plan is the Land Use Plan which illustrates the three primary land uses within the Downtown Area; Historic Main Street Area, Downtown Regeneration Area and Downtown Neighbourhood Area.

Schedule C in the Secondary Plan illustrates the built form heights of buildings, proposing low rise (1-3 storeys), mid-rise I buildings (3-6 storeys) and mid-rise II buildings (6-12 storeys). Actual heights will have to be determined through various compatibility and context tests to ensure that the character of the community is maintained and that there is no undue impact.

Schedule D in the Secondary Plan is the Active Transportation Plan that looks at transportation and mobility and refers to the guidelines. The goal is to improve pedestrian comfort and if possible incorporate bike lanes. The trails network is aspirational recognizing hurdles related to property ownership.

Appendix III to the Secondary Plan identifies the Cultural Heritage of the Downtown Area, making sure that the heritage resources are appropriately preserved and considered when any new development might happen in Downtown Georgetown.

Attached to the Secondary Plan are a set of Urban Design Guidelines that note things such as Park Hierarchy and Guidelines (Urban Square, Pocket Park, Sliver Parks and Connecting Links), Building Heights, Heritage Facades and Other Key design elements such as surface parking, in structure parking, signage and lighting.

The next steps are a recommendation report going to Planning, Public Works and Transportation Committee on June 25 (tentative date) and a final recommendation Report to Council and Council Adoption of the Secondary Plan on July 8 (tentative date). The deadline to comment is May 24, 2019.

### PUBLIC'S OPPORTUNITY

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

No persons came forward.

### FINAL COMMENT FROM STAFF

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

Staff and the Consultant had no further information.

### **CONCLUSION OF MEETING**

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

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

If you wish to make a written submission, the deadline for comment is May 24, 2019.

The meeting adjourned at 7:55 p.m.

MAYOR

Rick Bonnette

CLERK

Suzanne Jones



### PUBLIC MEETING-2019-0005

### **Cannabis Cultivation and Processing**

Minutes of the Public Meeting Committee held on Monday, May 6, 2019, 7:56 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor C. Somerville chaired the meeting.

Councillor C. Somerville advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions or to express views with respect to the Town's proposed policy approach to regulating cannabis cultivation and processing. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

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

The Planning Act requires that at least one Public Meeting be held for each Official Plan and Zoning By-law Amendment proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

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

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

### SPECIFIC PROPOSAL

This Public Meeting involves proposed Official Plan and Zoning By-law Amendments by Town Planning Staff to amend the Town of Halton Hills Official Plan, Zoning By-law 2010-0050, as amended, Zoning By-law 2000-0138, and By-law 2013-0070 (Site Plan Control) and to regulate cannabis cultivation and processing in Halton Hills by introducing these uses into local policy and applying development criteria and necessary approvals for proposals.

### TOWN'S OPPORTUNITY

The Chair asked the Town's representative, Keith Hamilton, Planner – Policy and Nick McDonald from Meridian Planning Consultants, to come forward to explain the proposal.

K. Hamilton stated that the purpose of the public meeting is to present the Town's policy approach to regulating cannabis cultivation and processing in Halton Hills as part of the statutory requirements for town-initiated official plan and ZBL amendments and to solicit public input on the preferred policy option for cannabis cultivation and processing in Halton Hills.

K. Hamilton briefly summarized the Town's study on cannabis cultivation and processing to date. Preliminary research on cannabis production began last spring with a review of policy and operation of medical cannabis facilities and with the Cannabis Act looming on the horizon, the scope of the study broadened to include recreational cannabis production that would be governed under the Cannabis Act.

The Town retained Meridian Planning Consultants in June of 2018 to complete a background report on cannabis production and land use implications and an Interim Control By-law was passed on September 24<sup>th</sup> to prohibit any new cannabis production development for much of Halton Hills.

A background report was taken to Council on September 10<sup>th</sup>, 2018, and provided the following:

- A summary of federal regulations for cannabis and licences available under the Cannabis Act;
- An overview of potential regulatory considerations for Town policy, including odour concerns associated with production, and social considerations; and,
- A discussion on where the use(s) could be permitted within the Town and regulatory tools that could be applied, which included the Agricultural/Rural Area, General and Rural Employment Areas, and the Prestige Industrial Areas of the Premier Gateway.

The report identified options for regulation in the Halton Hills Premier Gateway Business Park, including Options for Halton Hills Premier Gateway Business Park (M7 Zone only);

- Permit as of right with special rules on facade treatment and height
- Not permit as-of-right and require re-zoning
- Permit subject to lifting of Holding provision

Similarly, the report identified options for regulation in the Halton Hills Employment areas in GT and Acton, where setbacks, re-zoning and holding provisions were considered. Options for EMPI Zone in Georgetown and Acton and RU-EMP Zone in Mansewood;

- Permit as of right with setbacks from major roads
- Not permit as-of-right and require re-zoning
- Permit subject to lifting of Holding provision

From December 18<sup>th</sup> to January 16<sup>th</sup> an online survey was available to Halton Hills residents to gather responses on retail and production-related questions. The survey also gave residents an opportunity to provide written comments on cannabis operations in Halton Hills. Survey respondents were first asked about cultivation (growing). The majority indicated both agricultural and industrial areas were acceptable. It should be noted that it would be difficult to defend the absolute prohibition of cannabis production town-wide, and questions were structured on this basis. The option for written comments did however provide residents the opportunity to voice this opinion. Similarly, respondents felt processing operations were acceptable in both agricultural and industrial areas.

'Agricultural' and 'Industrial' areas were chosen based on the municipal policy scan completed in the research phase which indicated most municipalities were permitting medical cannabis operations in agricultural and/or industrial areas. Also we identified only agricultural and industrial areas in the background report.

Another question in the survey asked where setbacks would be important from a cultivation and/or processing operation. The most common responses related to youth: schools, daycares, youth-oriented facilities; with residences also common. 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.

The majority of respondents indicated they had no concerns with permitting cultivation and processing operations. 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 responses 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.

A ranking question was also included in the survey, where four themes were ranked with 1 being most important and 4 being the least. Results showed that the potential for economic benefit being the most important and threat to public safety being the least. These themes were selected based on prior research on cannabis operations and comments made by residents in the early stages of the study.

The next question asked if cannabis operations should be a part of the Town's economic development efforts, over two thirds of respondents agreed it should be. 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.

The final question on the survey provided respondents the opportunity to add general written comments. In total, 177 respondents chose to provide a written response. While many focused on retail, others took the time to comment on production.

The agencies were circulated the directions report for comment in mid-April. To date four agencies have responded with more expected in the coming weeks. Noted concerns include a request for case by case evaluation in the urban areas and larger setbacks. Additionally, Town staff have been working with NEC staff to identify how proposals would be evaluated in the NEPA.

An analysis of agency/stakeholder comments will be provided in the recommendation report.

The first option for consideration, Option A would require all proposals for cannabis cultivation and processing to go through a site specific rezoning. This would first require a Town-initiated Official Plan Amendment to introduce criteria for permitting operations in the Agricultural/Rural Areas and Employment Areas. This criteria would include among other things, a Zoning by-law amendment application and Site Plan Application. Rezoning guarantees public consultation and agency circulation. The issues of impacts on surrounding land uses would be properly assessed through the submission of studies and plans. Site Plan Approval, as a complement, forces the developer to adhere to a Town-approved site design established in the rezoning process.

The second option for consideration, Option B implies the same policies for the Agricultural/Rural Areas as outlined in Option A. This option takes a different approach in the Employment Areas where cultivation and processing would be permitted as-of-right, subject to a Site Plan Application and setbacks from sensitive land uses. Site Plan Approval ensures proposals would still go through Pre-Consultation and circulated to applicable agencies for comment. The application also provides these agencies to impose conditions for development that the applicant must satisfy, subject to securities held by the Town.

The third option for consideration, Option C would permit cultivation and processing as-of-right in Agricultural/Rural Areas and Employment Areas, where a Site Plan Application would still be required, and setbacks from sensitive land uses still applicable. Evaluation for all proposals would be limited to the Town's Pre-Consultation process.

In developing the options put forward today it was important that a process be established requiring, at minimum, setbacks from sensitive land uses and the requirement to come through Pre-Consultation.

All options would impose setbacks of 150m from arenas, community centres, day nurseries, dwellings, long-term care facilities, parks, places of worship, retirement homes, schools and trade and convention centres, which are not seen to be compatible with production and should have some separation. The selection of uses is based on consultant research and public and agency/stakeholder consultation.

Outdoor-only cultivation was given separate consideration as part of this study, given it's similarity to other crop production. As outdoor cannabis cultivation operations would be much different from indoor ones in terms of the infrastructure required, the use had to be evaluated differently. In the absence of cultivation buildings, rezoning and Site Plan Approval requirements would be difficult to justify.

However, it is also understood through current regulations that security requirements of physical barriers around the site and monitoring at site access points would still be required. Given the presence of this infrastructure it is staff recommendation that a 50m setback from lot lines for this use be imposed. This would be addressed separately in OPA and ZBAs.

The preferred option of Option B, would require a Town-initiated amendment to the Official Plan to establish criteria for cannabis cultivation and processing including:

- Requirement for rezoning, Site Plan Approval, and setbacks in the Agricultural/Rural Area
- Requirement for Site Plan Approval and setbacks in the Employment and Prestige
  Industrial Areas

An amendment to the Comprehensive Zoning By-law to:

- Define terms related to the six licences available under the Cannabis Act as outlined in the draft ZBL attached to the report
- Create parking standards for cannabis production uses
- Permit in Employment and Rural Employment (Mansewood) zones subject to setbacks
- Permit outdoor cultivation in the PC and AG areas, subject to a setback
- Permit all other activities in the Rural Employment zone, subject to setbacks

A similar Amendment would be required to Zoning By-law 2000-0138 which regulates uses in the Premier Gateway. Additionally an amendment to the Site Plan Control By-law (2013-0070) would be required so that buildings for cannabis cultivation in the Agricultural/Rural Area would not be exempt from Site Plan Approval. Currently the By-law states buildings for agricultural purposes are exempt.

### PUBLIC'S OPPORTUNITY

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

The following persons came forward:

### Daniel Querques of 9 Salmon Way, Acton

- D. Querques stated that he has concerns with the proposed setbacks.
- D. Querques provided a written submission that was given to planning staff.

#### FINAL COMMENT FROM STAFF

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

Staff and the Consultant had no further information.

### **CONCLUSION OF MEETING**

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

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

If you wish to make a written submission the deadline for comment is May 27, 2019.

The meeting adjourned at 8:27 p.m.

\_MAYOR

Rick Bonnette

CLERK

Suzanne Jones



### REPORT

REPORT TO:	Mayor Bonnette and Members of Council
<b>REPORT FROM:</b>	John McMulkin, Planner – Development Review
DATE:	May 9, 2019
REPORT NO.:	PLS-2019-0034
RE:	Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 10759 Eighth Line (Georgetown)

### **RECOMMENDATION:**

THAT Report No. PLS-2019-0034, dated May 9, 2019, with respect to the "Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 10759 Eighth Line (Georgetown)", be received;

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

### BACKGROUND:

### **1.0 Purpose of the Report:**

The purpose of this report is to advise Council and the public about a Zoning By-law Amendment application seeking to obtain the necessary approval to create 5 new residential lots (6 total lots including the retained lot) for single detached dwellings at 10759 Eighth Line in Georgetown South.

### 2.0 Location & Site Characteristics:

The subject lands are bounded to the west by Eighth Line and located on the south side of Eaton Street; see **SCHEDULE 1 – LOCATION MAP**. The lands have an approximate area of  $3,690.2 \text{ m}^2$  (0.91 acres) and contain frontage on both Eighth Line (45.72 metres) and Eaton Street (81.42 metres).

The property was occupied by a single detached dwelling, which was recently demolished.

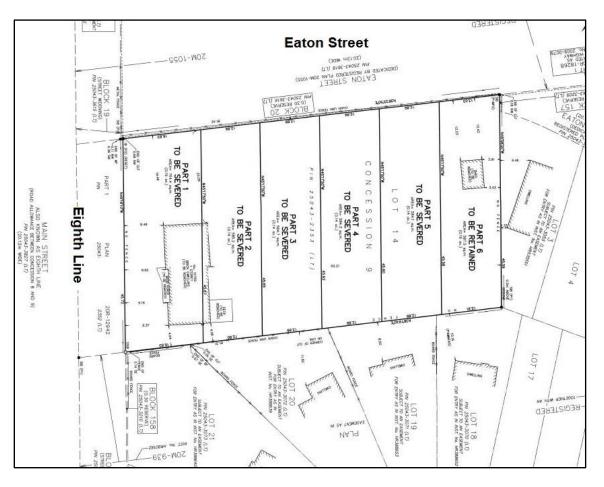
Surrounding lands uses to the subject lands include:

- To the North: Single detached residential dwellings;
- To the East: Single detached residential dwellings;
- To the South: Single detached residential dwellings; and,
- To the West: Agricultural properties that are included within the Vision Georgetown Secondary Plan area and intended to develop during the 2021-2031 planning period.

### 3.0 Development Proposal:

On March 29, 2019, the Town deemed complete the Zoning By-law Amendment application (File No. D14ZBA19.003) submitted by Robert Russell Planning Consultants Inc. (the Agent) on behalf of 1215846 Ontario Ltd. – Di Blasio Homes (the Applicant).

The application seeks to obtain the necessary land use approval to allow for the creation of five (5) new residential lots (6 total lots including the retained lot) for the purpose of constructing single detached dwellings that front onto Eaton Street; see severance sketch below:



The table below outlines the proposed lot sizes and frontages for each lot identified on **SCHEDULE 2 – CONCEPTUAL SITE PLAN**:

Lot	Area	Eaton Street Frontage
1	764.4 m² (8,228 sq. ft.)	16.83 m (55.2 ft.)
2	585.2 m <sup>2</sup> (6,299 sq. ft.)	12.89 m (42.3 ft.)
3	584.7 m² (6,294 sq. ft.)	12.89 m (42.3 ft.)
4	584.3 m <sup>2</sup> (6,289 sq. ft.)	12.89 m (42.3 ft.)
5	584.1 m <sup>2</sup> (6,287 sq. ft.)	12.89 m (42.3 ft.)
6	587.5 m² (6,324 sq. ft.)	13.03 m (42.7 ft.)
Total	3,690.2 m <sup>2</sup> (39,721 sq. ft.)	81.42 m <sup>2</sup> (267.1 ft.)

Access to each of the 6 residential lots is proposed by way of private driveways from Eaton Street, with the existing access from Eighth Line intended to be closed off. The residential lots are proposed to be on full municipal services that would connect to the water and wastewater mains located under the Eaton Street right-of-way.

The single detached dwellings intended to be constructed on the 6 lots are proposed to be 2-storeys in height and designed to reflect the existing character of the neighbourhood; see **SCHEDULE 3 – CONCEPTUAL BUILDING ELEVATIONS**. The Applicant has noted that the development would represent a density of 13.3 units/net residential hectare.

To accommodate the development the Applicant is proposing to rezone the property from the current Low Density Residential One (LDR1-1) zone to a Low Density Residential One (LDR1-3) zone; see **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT**. The Applicant suggests that the LDR1-3 zone was selected because it allows for residential lots with minimum frontages of 12.0 metres (~40.0 ft.). The Applicant also noted that the existing residential lots located on the south side of Eaton Street directly adjacent to the subject site have 12.0 metre frontages. The proposal complies with all of the current LDR1-3 zone standards, with the exception of the minimum front yard setback for Lot 1.

A list of drawings and reports submitted in support of the application is attached as **SCHEDULE 5 – SUBMISSION MATERIALS** to this report.

Should the Zoning By-law Amendment application be approved the proposed development will require the submission of a Consent (Severance) application to facilitate the creation of the proposed residential lots.

### COMMENTS:

### 1.0 Planning Context

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

Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

### 1.1 **Provincial Policy Statement**

The 2014 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range of housing types that makes efficient use of infrastructure and public services facilities, thus supporting the development of healthy communities. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

Specifically, Section 1.1.3 of the PPS speaks to density, intensification and redevelopment. This section (subsections 1.1.3.1 to 1.1.3.5) promotes intensification and redevelopment where appropriate in settlement areas, and where public health and safety are maintained.

### 1.2 Growth Plan for the Greater Golden Horseshoe

The subject lands are part of a larger designated urban area in Georgetown. The Growth Plan (2017) contains policies that speak to the provision of a diverse range and mix of housing options to accommodate people at all stages of life and creating an urban form that will optimize infrastructure to support the achievement of complete communities through a more compact built form. As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

The property is located within a designated greenfield area in the Growth Plan (2017), which states that new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services.

### 1.3 Region of Halton Official Plan

The 2009 Regional Official Plan (ROP) designates the subject lands as Urban Area (Georgetown). Section 76 of the OP states that the range of permitted uses and the creation of new lots in the Urban Areas will be in accordance with Local Official Plans and Zoning By-laws. Section 89 of the ROP requires all development within the Urban Area to be on full municipal services.

### 1.4 Town of Halton Hills Official Plan

Under the Town's Official Plan, the subject lands are designated Low Density Residential Area (LDRA), which permits single detached dwellings.

Section D1.3.1.2 of the Official Plan indicates the following with regard to the height and density of residential uses within the Low Density Residential Area:

The maximum permitted density shall not exceed 20 units per net residential hectare in the Low Density Residential Area designation as shown on Schedule A3: Georgetown Urban Area.

The maximum building height shall not exceed three storeys in the Low Density Residential Area designation.

Section D1.4.3 indicates the following with regard to infill development in established residential neighbourhoods:

Infill development, in accordance with the applicable land use designation in the Plan, shall be encouraged provided Council is satisfied that:

- a) the proposed development, including building form and density, is compatible with the character of the existing neighbourhood;
- b) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- c) a suitable transition in lot sizes, densities, building forms and heights is provided from adjacent development;
- d) existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;
- e) the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads; and,
- f) significant views and vistas which help define a residential neighbourhood are preserved.

With regard to new lots proposed to be created by Consent, Section F1.2.1 requires the following to be satisfied for the retained and severed lots:

- a) front on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) will not cause a traffic hazard;
- c) has adequate size and frontage for the proposed use in accordance with the implementing Zoning By-law and is compatible with adjacent uses;
- d) can be serviced with an appropriate water supply and means of sewage disposal;
- e) will not have a negative impact on the drainage patterns in the area;
- f) will not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan; and,
- g) will not have a negative impact on natural heritage features and related ecological functions in the area.

### 1.5 Town of Halton Hills Zoning By-law 2010-0050

The subject property is zoned Low Density Residential One (LDR1-1), which permits single detached dwellings on lots with minimum frontages of 18.0 metres (~60.0 ft.). The Applicant is proposing to rezone the subject property to the LDR1-3 zone, which permits single detached dwellings on lots with minimum frontages of 12.0 metres (~40.0 ft.).

# 2.0 Issues Summary

### 2.1 Department and Agency Circulation Comments

The application was circulated for review and comment to Town departments and external agencies on April 20, 2018. First submission comments have been received from all departments and agencies circulated.

None of the departments and agencies have objected to the proposed application; however, some comments/issues have been identified that are to be addressed prior to and as part of staff's final Recommendation Report. These include:

#### **Development Engineering**

Comments were provided concerning site grading and drainage, which will require resubmission. Additionally, the required road widening along Eaton Street, 0.3m reserve along the Eighth Line road allowance and required decorative/acoustic fencing along Eighth Line may impact the setbacks for Lots 1, 5 & 6.

#### Zoning

The minimum required front yard setback in the LDR1-3 zone is 6.0 metres and the minimum exterior side yard setback is 3.0 metres. The proposed Lot 1 shows a front yard setback of 5.83 metres. As noted above, some of the engineering requirements may also impact the minimum 3.0 metre exterior side yard setback for Lot 1.

#### 2.2 Public Comments

A Public Open House was held by the Agent for the Applicant on May 15, 2018, at the Halton Hills Cultural Centre to provide residents an opportunity to review the proposal and ask questions/express concerns about the application. Comments/concerns identified at the Public Open House pertained to the following:

- Nuisances associated with construction activities such as noise, dust and vehicles/equipment passing by existing residential properties along Eaton Street;
- Sizes of the proposed lots, specifically the frontages of the lots being narrower than the five (5) existing residential lots located on the north side of Eaton Street;
- Increased traffic; and,
- Impacts to grading, drainage and storm water management of surrounding residential properties as a result of the development given the difference in the existing grade between the subject property and surrounding properties.

The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any further comments received from the public will be reviewed, addressed and included in the final Recommendation Report.

# **RELATIONSHIP TO STRATEGIC PLAN:**

The final Recommendation Report will address the relationship between the proposed development and the Town's Strategic Plan.

#### FINANCIAL IMPACT:

There is no financial impact associated with this particular report.

#### **CONSULTATION:**

#### Pre-Consultation:

The proposed Zoning By-law Amendment application was considered at the February 18, 2018, Development Review Committee Pre-Consultation meeting (D00ENQ18.010). The Agent for the Applicant was provided with comments from various Town Departments and the Region of Halton at the meeting.

#### Public Open House:

The Agent for the Applicant held a Public Open House on May 15, 2018, at the Halton Hills Cultural Centre to introduce the proposal to the community. Notification was circulated by the Applicant to residents within 120 metres of the property. Town staff, the Agent for the Applicant and approximately 15 residents attended the meeting.

#### **PUBLIC ENGAGEMENT:**

Planning Staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, will be at the core of the Public Consultation Strategy throughout the review process for the subject proposal.

#### SUSTAINABILITY IMPLICATIONS:

The final Recommendation Report will address the relationship between the proposed development and any sustainability implications.

# COMMUNICATIONS:

#### Public Notification Key Dates:

Immediate:	Signs posted along the Eighth Line and Eaton Street property frontages explaining the purpose of the proposed application.
April 13, 2019:	Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
April 29, 2019:	Notice of Public Meeting was mailed out to all property owners assessed within 120 m of the subject property and to anyone who requested notification.
May 2, 2019:	Notice of Public Meeting was published in the Independent & Free Press.
May 23, 2019:	Courtesy Notice to be published in the Independent & Free Press.

#### CONCLUSION:

The proposed Zoning By-law Amendment would facilitate the creation of 5 new residential lots (6 total lots including the retained lot) for single detached dwellings on lands located in Georgetown South. Once all relevant information, reports and comments have been reviewed, a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the proposal, will be prepared.

Reviewed and Approved by,

Garbon

Jeff Markowiak, Manager of Development Review

John Linhardt, Commissioner of Planning and Sustainability

renthanska

Brent Marshall, Chief Administrative Officer

# **SCHEDULE 1 – LOCATION MAP**

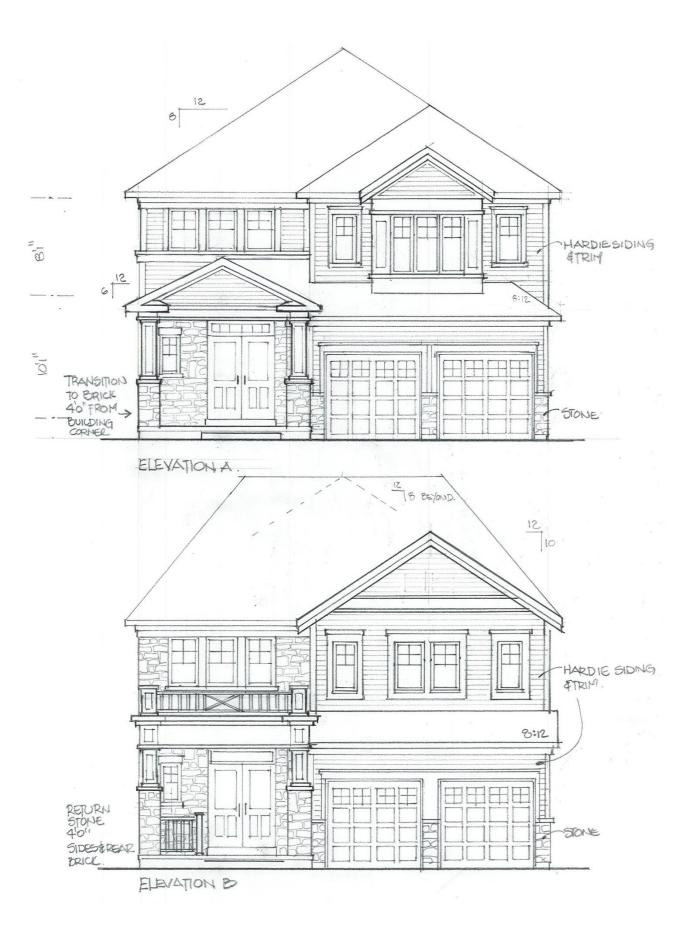




# SCHEDULE 2 – CONCEPTUAL SITE PLAN

# SCHEDULE 3 – CONCEPTUAL BUILDING ELEVATIONS







AEVATION C

# SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT



#### BY-LAW NO. 2019-

#### A By-law to Amend Zoning By-law 2010-0050, as amended, for lands described as Part of Lot 14, Concession 9 Esquesing, Town of Halton Hills, Regional Municipality of Halton 10759 Eighth Line (Georgetown)

**WHEREAS** Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

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

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

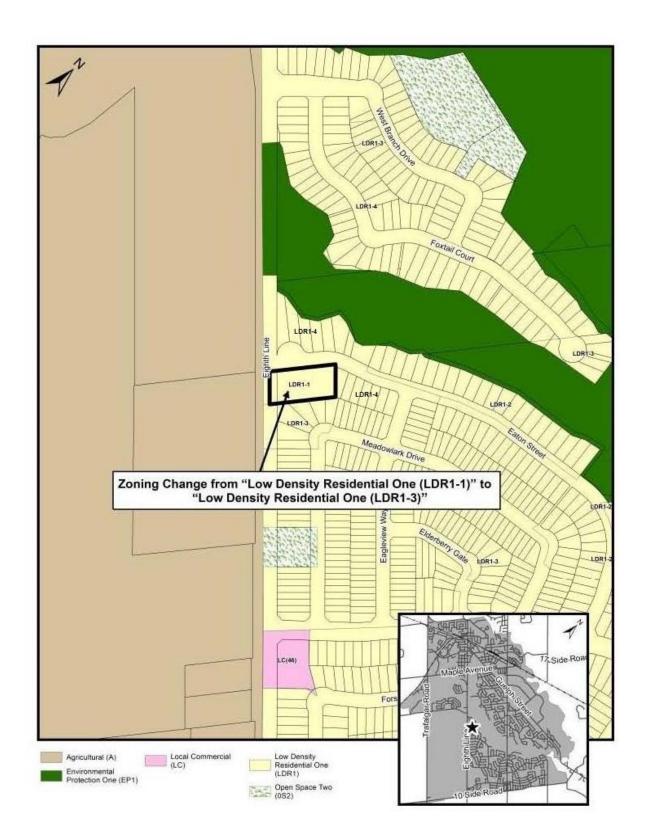
1. That Schedule "A3-3" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lot 14, Concession 9 Esquesing, Regional Municipality of Halton, municipally known as 10759 Eighth Line (Georgetown) from Low Density Residential One (LDR1-1) Zone to Low Density Residential One (LDR1-3) Zone as shown on Schedule "1" attached to and forming part of this By-law.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this \_\_\_ day of\_\_\_\_, 2019.

MAYOR - RICK BONNETTE

CLERK – SUZANNE JONES

# SCHEDULE 1 to By-law 2019-\_\_\_\_



# SCHEDULE 5 – SUBMISSION MATERIALS

The following reports/information has been submitted to the Town for review:

- Zoning By-law Amendment Application Form
- Cover Letter including Public Consultation Strategy, prepared by Robert Russell Planning Consultants Inc., dated March 15, 2019
- Draft Zoning By-law Amendment
- Low Rise Residential Green Development Standard Checklist
- Environmental Site-Screening Questionnaire
- Planning Justification Report including Urban Design Brief, prepared by Robert Russell Planning Consultants Inc., dated February, 2019
- Functional Servicing and Stormwater Management Report, prepared by MTE, dated December 13, 2018
- Construction Management Plan
- Cost Sharing with Silvercreek Estates Phase 1, prepared by MTE, dated January 2, 2019
- Noise Feasibility Study, prepared by HGC Engineering, dated August 24, 2018

Drawing/ Plan No.	Title	Prepared By	Drawing Date	Revised Date
	Concept Site Plan	FBP Architects Inc.	Jun 12, 2018	Sept 26, 2018
	Concept Building Elevations	FBP Architects Inc.	Aug, 2018	
C1.1	Site Grading Plan	MTE	Sept 12, 2018	Oct 17, 2018
C1.2	Site Servicing Plan	MTE	Sept 12, 2018	Oct 17, 2018
C1.3	Notes and Details Plan	MTE	Sept 12, 2018	Oct 17, 2018
	Plan of Survey	J.D. Barnes Ltd.	Feb 28, 2018	
	Severance Sketch	J.D. Barnes Ltd.	March 26, 2019	

Drawing List:



# REPORT

<b>REPORT TO:</b>	Mayor Bonnette and Members of Council

**REPORT FROM:** Tony Boutassis, Senior Planner – Development Review

**DATE:** May 10, 2019

**REPORT NO.:** PLS-2019-0033

RE: Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 11801 Trafalgar Road (Georgetown)

#### **RECOMMENDATION:**

THAT Report No. PLS-2019-0033, dated May 10, 2019, with respect to the "Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 11801 Trafalgar Road (Georgetown)", be received;

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

#### **BACKGROUND:**

#### **1.0 Purpose of the Report:**

The purpose of this report is to advise Council and the public about a Zoning By-law Amendment application seeking to obtain the necessary approval to create 5 new residential lots (6 total lots including the retained lot) for single detached dwellings at 11801 Trafalgar Road in Georgetown.

#### 2.0 Location & Site Characteristics:

The subject lands are located on the east side of Trafalgar Road, south of Berton Boulevard; see **SCHEDULE 1 – LOCATION MAP**. The lot is comprised of two properties that are both under the ownership of the Applicant. The combined parcel has an area of approximately 8,400 m<sup>2</sup> (2.08 acres) and contains frontage on both Trafalgar Road (40 metres) and Newman Place (95 metres).

The property is currently occupied by a two-storey single detached dwelling that is accessed from Trafalgar Road, which is proposed to be maintained.

Surrounding lands uses to the subject lands include:

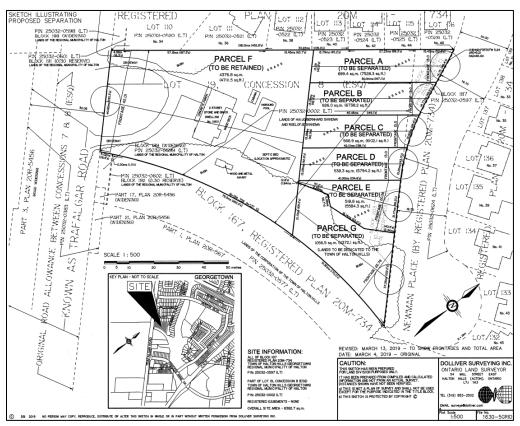
To the North: Single detached residential dwe
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- To the East: Single detached residential dwellings on the east side of Newman Place
- To the South: Wooded area that slopes down and is owned by the Town of Halton Hills
- To the West: Agricultural properties with associated farm dwellings and buildings across Trafalgar Road.

#### 3.0 Development Proposal:

On April 18, 2019, the Town deemed complete the Zoning By-law Amendment application (File No. D14ZBA19.005) submitted by BSG Developments Holding Corporation (the Applicant).

The application seeks to obtain the necessary land use approval to allow for the creation of five (5) new residential lots fronting on to Newman Place for the purpose of constructing single detached dwellings. The existing dwelling would be maintained on the retained lot and a portion of the lands at the southern end of the property are intended be dedicated to the Town as they contain part of a woodlot that cannot be developed; see **SCHEDULE 2 –SEPARATION SKETCH**.



Parcel	Proposed Land Use	Area	Frontage
Α	Single Detached Dwelling	700 m² (7,535 sq.ft.)	14.8 m (48.4 ft)
В	Single Detached Dwelling	630 m² (6,781 sq.ft.)	14.8 m (48.5 ft)
С	Single Detached Dwelling	570 m² (6,135 sq.ft.)	13.9 m (45.6 ft)
D	Single Detached Dwelling	540 m² (5,813 sq.ft.)	13.2 m (43.3 ft)
E	Single Detached Dwelling	520 m² (5,507 sq.ft.)	21.2 m (69.5 ft)
F	Existing Single Detached Dwelling	4,380 m² (47,146 sq.ft.)	40.6 m (133.3 ft)
G	Woodlands dedicated to the Town	1,060 m² (11,410 sq.ft.)	37.3 m (122.2 ft)
	Total	8,400 m² (90,417 sq.ft.)	

The table below outlines the proposed lot sizes of each parcel identified on Schedule 2:

Access to each of the 5 new residential lots is proposed by way of private driveways off Newman Place. The retained residential dwelling would continue to be accessed from Trafalgar Road. The residential lots are proposed to be on full municipal services that would connect to the water and wastewater mains located under the Newman Place right-of-way.

The single detached dwellings intended to be constructed on the 5 new lots are proposed to be 1 and 2 storeys in height. The Applicant has provided conceptual building footprints, elevations and renderings to show the potential location of the single detached dwellings and how they could be designed; see **SCHEDULE 3 – CONCEPTUAL BUILDING FOOTPRINTS, ELEVATIONS AND RENDERINGS**. The Applicant has noted that the development would represent a density of 14 units per net residential hectare.

To accommodate the development the Applicant is proposing to rezone the majority of the property from a Development (D) zone to a Low Density Residential One (LDR1-3) zone; see **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT**. The LDR1-3 zone applies to the surrounding low density residential properties to the north and east. The proposal complies with all of the current LDR1-3 zone standards, including lot frontage, building height and setbacks.

The portion of the property intended to be conveyed to the Town is proposed to be zoned Environmental Protection Two (EP2) as it contains a wooded area that connects to a larger valley system containing a tributary of the Black Creek.

A list of drawings and reports submitted in support of the application is attached as **SCHEDULE 5 – SUBMISSION MATERIALS** to this report.

Should the Zoning By-law Amendment application be approved the proposed development will require the submission of a Consent (Severance) application to facilitate the creation of the proposed residential lots.

# COMMENTS:

# **1.0** Planning Context and Policy Framework:

In Ontario, when reviewing an application seeking to amend local Zoning By-laws, development proposals are expected to conform with and meet the intent of all applicable Provincial, Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

# 1.1 **Provincial Policy Statement (PPS):**

The 2014 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range of housing types that makes efficient use of infrastructure and public services facilities, thus supporting the development of healthy communities. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

Specifically, Section 1.1.3 of the PPS speaks to density, intensification and redevelopment. This section (1.1.3.1 to 1.1.3.5) promotes intensification and redevelopment where appropriate in settlement areas, and where public health and safety are maintained.

# **1.2 Growth Plan for the Greater Golden Horseshoe:**

The subject lands are part of a larger designated urban area in Georgetown. The Growth Plan contains policies that speak to the provision of a diverse range and mix of housing options to accommodate people at all stages of life and creating an urban form that will optimize infrastructure to support the achievement of complete communities through a more compact built form. As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

A major guiding principle of the Growth Plan is to prioritize intensification and higher densities, where appropriate, to make efficient use of land and infrastructure and support transit viability.

# **1.3** Region of Halton Official Plan (ROP):

The 2009 Regional Official Plan (ROP) designates the subject lands as Urban Area (Georgetown). Section 76 of the OP states that the range of permitted uses and the creation of new lots in the Urban Areas will be in accordance with Local Official Plans and Zoning By-laws. Section 89 of the ROP requires all development within the Urban Area to be on full municipal services.

# 1.4 Town of Halton Hills Official Plan (HHOP):

Under the Town's Official Plan, the subject lands are designated Low Density Residential Area, which permits single detached dwellings.

Section D1.3.1.2 of the Official Plan indicates the following with regard the height and density of residential uses within the Low Density Residential Area:

The maximum permitted density shall not exceed 20 units per net residential hectare in the Low Density Residential Area designation as shown on Schedule A3: Georgetown Urban Area.

The maximum building height shall not exceed three storeys in the Low Density Residential Area designation.

Section D1.4.3 indicates the following with regard to infill development in established residential neighbourhoods:

Infill development, in accordance with the applicable land use designation in this Plan, shall be encouraged provided Council is satisfied that:

- a) the proposed development, including building form and density, is compatible with the character of the existing neighbourhood;
- b) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- c) a suitable transition in lot sizes, densities, building forms and heights is provided from adjacent development;
- d) existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;
- e) the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads; and,
- f) significant views and vistas which help define a residential neighbourhood are preserved.

With regard to new lots proposed to be created by consent, Section F1.2.1 requires the following to be satisfied for the retained and severed lots:

- a) front on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) will not cause a traffic hazard;
- c) has adequate size and frontage for the proposed use in accordance with the implementing Zoning By-law and is compatible with adjacent uses;
- d) can be serviced with an appropriate water supply and means of sewage disposal;
- e) will not have a negative impact on the drainage patterns in the area;
- f) will not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan; and,
- g) will not have a negative impact on natural heritage features and related ecological functions in the area.

# 1.5 Town of Halton Hills Zoning By-law 2010-0050:

The entire subject lands are zoned Development (D) Zone. The Development (D) Zone only permits buildings and structures that legally existed on the effective date of the Bylaw and does not permit the proposed creation of new residential lots. The Applicant is proposing to re-zone the property from Development (D) to the Low Density Residential One (LDR1-3) Zone and Environmental Protection Two (EP2) with no site specific provisions.

# 2.0 Issues Summary:

# 2.1 Department and Agency Circulation Comments:

The application was circulated for review and comment to Town departments and external agencies on April 23, 2019. At the time of writing this Report the circulation is still under review by the various departments and agencies. However, any comments received between completion of this Report and the Public Meeting will be assessed and included in Town staff's presentation at the Public Meeting.

Thus far none of the departments and agencies has objected to the proposed applications. If any issues are identified over the course of the review they will be addressed prior to and as part of staff's final Recommendation Report.

#### 2.2 Public Comments:

To date, Planning staff has received five (5) inquiries from residents regarding the subject application. Comments/concerns identified by residents can be characterized as follows:

- effect on property values and uniqueness of the neighbourhood;
- stormwater drainage and basement flooding due to sewage backups;
- location of the proposed dwellings; and,
- appropriateness of this site for infill development rather than on the larger parcels of land located on the west side of Trafalgar Road.

The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any further comments received from the public will be reviewed, addressed and included in the final Recommendation Report.

#### **RELATIONSHIP TO STRATEGIC PLAN:**

The final Recommendation Report will address the relationship between the proposed development and the Town's Strategic Plan.

# FINANCIAL IMPACT:

There is no financial impact associated with this particular report.

#### **CONSULTATION:**

#### Pre-Consultation:

The proposed Zoning By-law Amendment application was originally considered at the May 21, 2015, Development Review Committee Pre-Consultation meeting (D00ENQ15.024). A revised set of Pre-Consultation notes were provided to the Applicant on March 14, 2019, which outlined the most recent comments and submission requirements from the various Town Departments, the Region of Halton and the Credit Valley Conservation Authority (CVC).

#### PUBLIC ENGAGEMENT:

Planning Staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, will be at the core of the Public Consultation Strategy throughout the review process for the subject proposal.

#### SUSTAINABILITY IMPLICATIONS:

The final Recommendation Report will address the relationship between the proposed development and any sustainability implications.

#### **COMMUNICATIONS:**

#### **Public Notification Key Dates:**

Immediate:	Sign posted along the Newman Place property frontage explaining the purpose of the proposed application.
April 23, 2019:	Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
April 29, 2019:	Notice of Public Meeting was mailed out to all property owners assessed within 120 m of the subject property and to anyone who requested notification.
May 2, 2019:	Notice of Public Meeting was published in the Independent & Free Press.
May 23, 2019:	Courtesy Notice to be published in the Independent & Free Press.

#### CONCLUSION:

The proposed Zoning By-law Amendment application contemplates the creation of 5 new residential lots (6 total lots including the retained lot) for single detached dwellings on lands located in Georgetown. Once all relevant information, reports and comments have been reviewed, a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the proposal, will be prepared.

Reviewed and Approved by,

Garbon

Jeff Markowiak, Manager of Development Review

John Linhardt, Commissioner of Planning and Sustainability

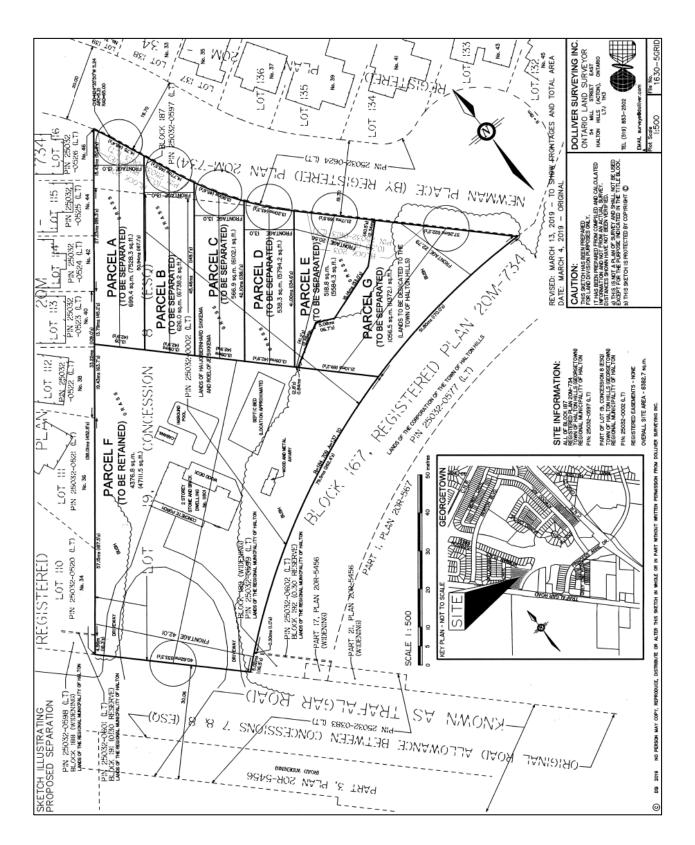
renthank

Brent Marshall, Chief Administrative Officer

# **SCHEDULE 1 – LOCATION MAP**

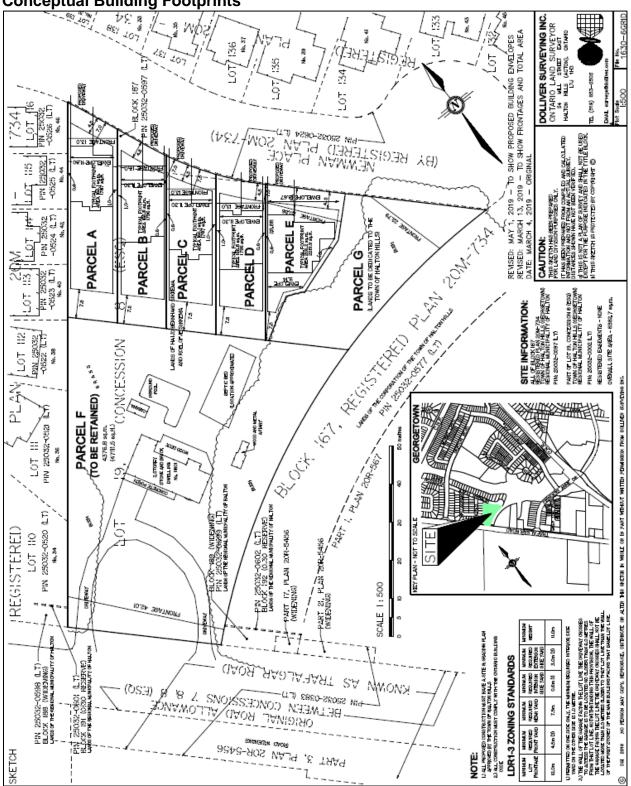


#### **SCHEDULE 2 – SEPARATION SKETCH**



#### SCHEDULE 3 - CONCEPTUAL BUILDING FOOTPRINTS, ELEVATIONS AND RENDERINGS

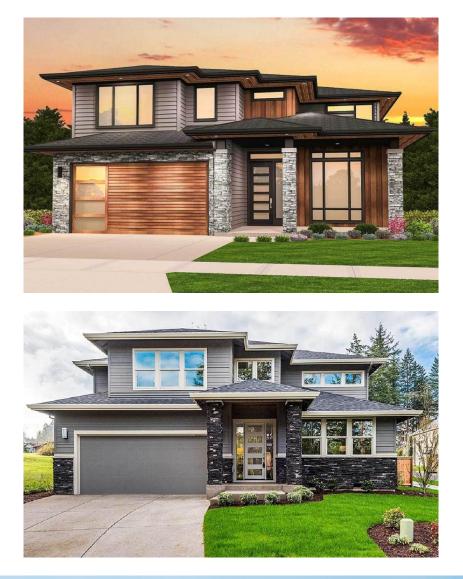




# **Conceptual Building Elevations**



# **Conceptual Renderings**





#### SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT

#### \*As Submitted by the Applicant\*



#### BY-LAW NO. 2019-

A By-law to Amend Zoning By-law 2010-0050, as amended, for lands described as Part of Lot 19, Concession 8 and Block 187, Registered Plan 20M-734, Town of Halton Hills, Regional Municipality of Halton 11801 Trafalgar Road (Georgetown)

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

**AND WHEREAS** Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

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

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

 That Schedule "A3-1" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lot 19, Concession 8 and Block 187, Registered Plan 20M-734, Town of Halton Hills, Regional Municipality of Halton, municipally known as 11801 Trafalgar Road (Georgetown), as shown on Schedule "1" attached to and forming part of this By-law:

From: Development (D) Zone;

**To:** Low Density Residential One (LDR1-3) Zone and an Environmental Protection Two (EP2) Zone

**BY-LAW** read and passed by the Council for the Town of Halton Hills this day of 2019.

MAYOR

CLERK

# SCHEDULE 1 to By-law 2019-\_\_\_\_



# SCHEDULE 5 – SUBMISSION MATERIALS

The following reports/information has been submitted to the Town for review:

- Zoning By-law Amendment Application Form
- Environmental Site Screening Questionnaire
- Green Development Standards Checklist
- Conceptual Building Footprints, Elevations, and Renderings
- Planning Justification Report, prepared by Wellings Planning Consultants Inc, dated March 2019
- Environmental Impact Assessment, prepared by Plan B Natural Heritage, dated January 15, 2019
- Preliminary Geotechnical Investigation, prepared by Patriot Engineering Ltd., dated November 15, 2017
- Stage 1-2 Archaeological Assessment, prepared by Detritus Consulting Ltd., dated May 18, 2018
- Functional Servicing and Stormwater Management Report, prepared by Crozier, dated January 2019

Drawing/Pla n No.	Title	Prepared By	Drawing Date
	Site Survey	Dolliver Surveying Inc.	March 4, 2019
C701	Preliminary Servicing Plan	Crozier and Associates	Feb 8, 2019
C702	Preliminary Grading Plan	Crozier and Associates	Feb 8, 2019
FIG 1	Pre-Development Drainage Plan	Crozier and Associates	Feb 8, 2019
FIG 2	Post-Development	Crozier and Associates	Feb 8, 2019

Drawing List:



# REPORT

REPORT TO:	Mayor Bonnette and Members of Council
<b>REPORT FROM:</b>	Brent Marshall, Chief Administrative Officer
DATE:	May 14, 2019
REPORT NO.:	ADMIN-2019-0021
RE:	Bill 108 More Homes, More Choice Act - Comments

#### **RECOMMENDATION:**

THAT report No. ADMIN-2019-0021 dated May 14, 2019 regarding Bill 108 be received for information;

AND FURTHER THAT staff be directed to prepare submissions to the Province of Ontario on Environmental Registry of Ontario (ERO) as outlined in Report ADMIN-2019-0021;

AND FURTHER THAT the Town Clerk forward a copy of Report ADMIN-2019-0021 to the Minister of Municipal Affairs and Housing and Minister of the Environment, Conservation and Parks, Halton Area MPPs, Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville for their information.

# BACKGROUND:

In November 2018 the Ministry of Municipal Affairs and Housing began consultation to help inform and develop the "Provincial Housing Strategy Action Plan". This focused on five broad themes: speed of developments to secure approval, mix of housing, development costs, rent and innovation.

In early February, through <u>PLS-2019-0010</u>, Council endorsed comments submitted by the Halton Area Planning Partnership on the Province's Housing Supply Action Plan.

Provincial consultations on the Growth Plan and the Housing Supply Action Plan have resulted in Bill 108 – More Homes, More Choice Act, introduced on May 2, 2019.

Bill 108 proposes to amend a number of Provincial statutes through different Schedules of the Bill, including:

Schedule 1 Cannabis Control Act, 2017 Schedule 2 Conservation Authorities Act Schedule 3 Development Charges Act, 1997 Schedule 4 Education Act Schedule 5 Endangered Species Act, 2007 Schedule 6 Environmental Assessment Act Schedule 7 Environmental Protection Act Schedule 8 Labour Relations Act, 1995 Schedule 9 Local Planning Appeal Tribunal Act, 2017 Schedule 10 Occupational Health and Safety Act Schedule 11 Ontario Heritage Act Schedule 12 Planning Act Schedule 13 Workplace Safety and Insurance Act, 1997

There are specific changes associated with Bill 108 and/or the implementation of the Housing Supply Action Plan that have been posted by the Province of Ontario to the Environmental Registry (ERO). Below are a list of postings, their ERO reference number and timing for consultation:

- 1. Planning Act, Schedule 12 of Bill 108 (ERO 019-0016); consultation open until June 1, 2019 **Staff to make an official submission prior to deadline**
- Development Charges Act, Schedule 3 of Bill 108 (ERO 019-0017); consultation open until June 1, 2019 – Staff to make an official submission prior to deadline
- 3. Ontario Heritage Act, Schedule 11 of Bill 108 (ERO 019-0021); consultation open until June 1, 2019 **Staff to make an official submission prior to deadline**
- 4. Environmental Assessment Act, Schedule 6 of Bill 108 (ERO 013-5102); consultation open until May 25, 2019
- 5. Excess Soil Management Regulatory Proposal through changes to the Environmental Protection Act (ERO 013-2774); consultation closed June 2018
- 6. Excess Soil Regulatory Proposal and Amendments to Record of Site Condition (Brownfields) Regulation through changes to the Environmental Protection Act (ERO 013-5000); consultation period closes May 31, 2019 - **Staff are reviewing the current proposal and may make an official submission prior to deadline**
- 7. Endangered Species Act (ERO 013-5033); consultation closed May 18, 2019 (PLS-2019-0036)
- 8. Conservation Authorities Act (ERO 013-5018 and ERO 013-4992); consultation closed May 21, 2019 (PLS-2019-0036)
- Growth Plan transition regulation through O. Reg. 311/06 (ERO 019-0018); consultation open until June 1, 2019 – Staff to make an official submission prior to deadline

Unless listed above, the balance of the proposed changes related to Bill 108 have not been posted for consultation. This report addresses implications related to the proposed changes in the above named statutes.

#### COMMENTS:

One of the most significant challenges in providing appropriate comments on proposed Bill 108 is the absence of the key implementation elements (the regulations), which are not yet available. Timing on release of these regulations remains unknown, meaning staff will continue to review the potential impacts of the Bill and report back to Council once the regulations are made available.

#### Schedule 1: Cannabis Control Act

Makes amendments related to the section which authorizes the interim closure by a police officer of premises connected with specified alleged contraventions of the Act. These changes have no direct impact on the Town.

#### Schedule 3: Development Charges Act

Schedule 3 of Bill 108 amends the *Development Charges Act* in terms of prescribed services, payment for certain classes of development, and timing around the determination of charges; there are also amendments under Schedule 12 of Bill 108 regarding the Planning Act, which impact services currently funded through discounted development charges.

The proposed amendments are highlighted below, along with some potential impacts. It is important to note again that Bill 108 does not have the details normally set out in regulations, which has generated a number of questions around administration and exactly how these changes would affect the Town.

#### **Prescribed Services**

The first proposed amendment specifies the services for which a DC (Development Charge) by-law may impose development charges. These include:

- Waste water services, including sewers and treatment services
- Storm water drainage and control services
- Services related to a highway
- Electrical power services
- Policing
- Fire protection services
- Toronto-York subway extension (TYS)
- Transit services other than TYS
- Other services as prescribed
- Waste diversion

There is a further amendment under Schedule 3 that exempts second dwelling units in new residential buildings from development charges, including structures ancillary to dwellings such as coach and laneway houses.

# Potential Impacts:

- As per this amendment, Development Charges (DCs) can only be charged for the growth-related costs in the prescribed list, which primarily represent "hard services". Waste diversion is the only new service added, which will be of benefit to the Region; this will not include the costs associated with landfill sites/services or incineration. These services would be eligible for 100% recovery.
- Exemptions for secondary suites may serve as an incentive for more affordable housing. It is expected that regulations will better define the classes of residential dwellings and structures ancillary to residential dwellings that are DC-exempt.
- The development charges for "soft services" (libraries, parkland development, recreation and cultural facilities), currently discounted at 10%, have been eliminated. Public library material has also been excluded from development charge calculations. "Soft services" are addressed under the Community Benefit Charge section later in this report.

# **Instalment Payments for Development Charges**

The second proposed amendment establishes rules for the payment of development charges.

- The amendment covers five types of development: rental housing, non-profit housing, institutional, industrial and commercial.
- Unless exceptions apply, these developments can pay development charges in six annual instalments, commencing with the occupancy permit or occupancy (whichever is earlier).

#### Potential Impacts:

- With most hard services provided in advance of development, municipalities will be challenged by a limited cash flow and may be forced to interim finance servicing through debt or reserves (if reserves have the capacity). Added debt and the associated interest will increase the cost of servicing and in turn, drive up DC rates and/or taxes. Alternatively, municipalities may decide to defer servicing until they are in a position to absorb the costs; this will have the effect of inhibiting growth.
- Similarly, this amendment will affect the Region's servicing program with respect to water and wastewater infrastructure. There is the possibility that the Region's tax component and/or DC rates may increase, or servicing may slow down. An increase in the Region's taxes will negatively affect the blended tax rate.
- Managing multi-year instalments for each of these types of developments will demand greater administrative time and may require an investment in tracking technology.
- Any defaults on any of the annual payments after issuance of the building permit would be placed on property taxes and passed on to the home owner.
- With the potential for changes in ownership or changes in use, i.e., a rental property that qualifies for the instalment payment option converts to a condominium that originally would not qualify for six annual instalments, there is the possibility that

owners of condominiums may be unexpectedly liable for unpaid DC charges. Being able to register the agreement against the land ensures that subsequent owners are aware of the liability.

# **Determining Development Charges**

The third amendment sets out rules for when the development charge is determined.

- The amount is determined based on the development charge rate in effect when the site plan application or zoning amendment application is received.
- If neither such applications are needed, the charge is determined upon issuance of the building permit; if a specified period has elapsed since approval of the relevant application, the amount continues to be determined at the point the building permit is issued.

#### Potential Impacts:

• There could be a shortfall in development charges because of the difference in timing between the site plan or zoning amendment application and actual construction i.e., servicing costs have increased. The tax base may be required to pay the difference.

#### Community Benefits Charge By-law

Bill 108 proposes to consolidate section 37 contributions (a provision whereby a municipality may authorize increases in height and density in return for facilities, services or matters agreed upon with the developer) as well as section 42/51.1 regarding parkland dedication requirements into a single fee, called a community benefits charge ("CBC"). The CBC is proposed to pay for "the capital cost of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies." This includes "soft services."

- The "soft services" no longer funded through the Development Charges Act, would be addressed through a re-enacted Section 37, which in effect enables municipalities to collect fees through a community benefits charge (CBC).
- Municipalities would have the authority to impose a CBC by-law to cover facility capital costs, services and "matters required because of development or redevelopment in the area to which the by-law applies".
- The amount of the CBC cannot exceed the prescribed percentage of the land value as of the date of the valuation (which is to be the date before building permit issuance); a dispute resolution process is available for landowners who believe that the charge exceeds the maximum allowable.
- The monies received under a CBC by-law must be paid into a special account, and a municipality must spend or allocate 60% of the monies in that special account each year.
- The Bill includes transitional provisions related to the repeal of the current Section 37.

### Potential Impacts:

- Further to the CBC by-law, there is the expectation that municipalities will also prepare a CBC strategy that identifies the facilities, services and matters to be funded. No definition of "services" and "matters" has been provided, other than services must exclude those listed in the *Development Charges Act.*
- The amount the Town receives to support soft services will be capped at a particular point in time based on a percentage of the appraised land value. This percentage has not been specified. However, the monies received for "soft services" through the CBC will not be based on costs driven by growth (as has been the case). This change to CBC funding appears to depart from the founding principle of DCs, which is that growth should pay for growth. Further, without the specified percentage, it is difficult to assess whether the CBC will be a reasonable funding substitute for the discounted DCs.
- It is not clear who is responsible for the cost of land valuation; it appears that if the municipality contests the value of the land, it is up to the municipality to pay for a second appraisal.
- There is no specified allowance for geographical differences in land value; the Bill indicates that the regulations may prescribe different percentages for different municipalities and for different values of land.
- If construction is postponed by a developer, there is no indication as to whether a land valuation can be annually indexed in accordance with construction prices.
- The requirement to spend or allocate 60% of the money in the special CBC account is also concerning. Further detail is needed around what would be an acceptable 'allocation'.
- In terms of administration, would the CBC strategy take into account reserves that may be a negative balance position—reserves that would have otherwise been balanced by the future intake of development charges? In addition, how would the CBC factor in post-period benefits that would also be collectible through future development charges? These and other details regarding the transition from discounted development charges to the CBC are not provided.
- It appears that the Town's current Development Charges By-law, which was to remain in effect until 2022, will be deemed to have expired if the changes in the Bill are enacted prior to that date. As such, the Town may be looking at costs to produce a new DC Background Study/By-law in addition to a CBC Strategy and associated By-law.
- In general, the CBC will be cumbersome, time-consuming and costly to administer as each planning application will need to be monitored to building permit issuance, and a land valuation process will need to be in place.

# Potential Impacts (Parkland):

• If the proposed Bill 108 amendments are implemented, development charges will no longer contribute to community infrastructure. The Town funds a range of new park development, parkland improvements, and community recreation centres using development charges. Staff notes that there is in the order of \$46 million identified

in the 2017 Development Charges Study that have been identified for Recreation and Parks projects.

- Any changes to capital funding that result from Bill 108 that are not revenue neutral, including changes to the *Development Charges Act*, will have negative implications for the delivery of parkland and related facilities.
- Staff recently outlined to Committee the challenges with securing adequate parkland through Report RP-2019-0013 - Parkland Acquisition Strategy. With the proposed changes to the Planning, and Development Charges Acts, securing and constructing parkland will become even more difficult. The loss of parkland would not align with Council's strategic objectives for complete communities and the social, environmental, economic, and health benefits associated with parks.

# Schedule 4: Education Development Charges

A section is added which enables a Board, upon request and approval by the Minister, to allocate revenue from education development charges to projects that would address the need for pupil accommodation and reduce the cost of acquiring land.

A second section is added that gives a Board the flexibility to enter into agreements with landowners, giving landowners the options of leasing land, providing land, or another prescribed benefit to provide for pupil accommodation in exchange for the Board not imposing education development charges against the land.

#### Potential Impacts:

• These amendments may help offset the costs of building more schools in areas where the student population is expanding beyond the capacity of existing facilities. This in turn may mitigate increases in the education tax component.

# Schedule 2: Conservation Authorities Act (CAA)

Report PLS-2019-0036 addresses the earlier changes proposed to both the *Conservation Authorities Act* and the *Endangered Species Act*, and summarizes for Council the Halton Area Planning Partnership (HAPP) joint submission regarding these proposed pieces of legislation.

Bill 108 also proposes changes to the Conservation Authorities Act as follows:

- Revised the core mandate for Conservation Authorities (CAs) to natural heritage protection and management; conservation and management of conservation authority lands; and the protection of drinking water sources under the *Clean Water Act, 2006.*
- CAs will be required to enter into Memoranda of Understanding with municipalities regarding service delivery, primarily as it relates to planning and development to avoid duplication and streamline processes.
  - The regulations (once released) will prescribe dates upon which these MOUs must be completed. Bill 108 requires transition plans to be created

by the CAs for the purpose of ensuring the required MOUs will be in place by the prescribed date.

# Schedule 5: Endangered Species Act (ESA)

Changes to the Endangered Species Act as proposed by Bill 108 include:

- Requirements that the criteria for consideration of species at risk be considered in the broader context when determining a species status both inside and outside of Ontario.
- A new fund called a Species at Risk Conservation Fund would be created. This fund would permit developers and municipalities to obtain a permit and submit a fee in lieu of meeting conditions of approval where proposed municipal works or development damages a habitat.
- The Committee on the Status of Species at Risk in Ontario (COSSARO) will be required to submit annual reports between January 1 and 31<sup>st</sup> of each year identifying the classification of each new species that has been classified since the previous annual report, along with the rationale for the classification.
- If COSSARO has indicated that a species is at risk, but the Species at Risk in Ontario List has not been updated to reflect the classification, the Minister may require COSSARO to reconsider their classification and submit a second report either confirming the first classification or reclassifying the species all together.

# Schedule 6: Environmental Assessment Act

The province is proposing to modernize the Environmental Assessment Act to exempt low risk activities within the municipal class EA.

- These could include speed bumps, de-icing, and streetscaping.
- The province has also exempted itself from a number of EA requirements related to transit, mines, parks and real estate.
- In addition to the changes to the Act, the Province has also released a discussion paper that is being reviewed. Municipalities, through various groups such as the Municipal Engineers Association have been requesting modifications to the Environmental Assessment Act for exemptions on low risk activities.
- The changes presented are generally seen as positive, subject to reviewing the regulations along with the final Environmental Assessment Program.
- Once the regulations are provided, it is expected that the Municipal Engineers Association Class Environmental Assessment documents would be updated.

# Schedule 9: Local Planning Appeal Tribunal Act

Inherently intertwined with one another, the changes to the *LPAT Act* work hand in hand with the changes proposed to the *Planning Act*.

In a May 2, 2019 letter released by Minister Clark's office, the amendments to the *Planning Act* were identified as being proposed to address concerns regarding the land use planning appeal system. Linked to these proposed changes includes the

broadening of the Local Planning Appeal Tribunal (LPAT)'s jurisdiction over major planning matters, and give the Tribunal the authority to make a final decision on appeals of these matters (i.e. Official Plan and Zoning By-law Amendments).

In general, Bill 108 maintains the name of the Local Planning Appeal Tribunal, however returns to many of the powers of the preceding Ontario Municipal Board.

Some of the key changes in the <u>LPAT Act</u> include:

- LPAT will have the ability to require mandatory participation in mediation or dispute resolution processes, under specific circumstances.
- The Tribunal will have the authority to limit the examination or cross-examination of a witness where they are satisfied that all matters related to the issues before the Tribunal have been appropriately disclosed.
- Non-parties to an appeal will be limited to providing written submissions to the Tribunal, however, they may be examined or required to produce evidence.
- Case management conferences will be mandatory for appeals regarding specific sections of the *Planning Act*.

# Schedule 12: Planning Act

The changes proposed to the *Planning Act* through Bill 108 have been prepared with the intent that they will facilitate an increase in the mix and availability of housing supply throughout the Province. Amendments to the *Planning Act* were identified as helping to make the planning system more efficient and effective, increase housing supply in Ontario, and streamline planning approvals

Key changes to the *Planning Act* are as follows:

• Timeframes for municipal decisions related to Official Plans and Official Plan Amendments; Draft Plan of Subdivisions and Zoning By-law Amendments have been reduced significantly, as is demonstrated by the following chart:

Application	<b>2006-2018</b>	<b>2018-present</b>	Proposed
	(Pre-Bill 139)	(Bill 139)	(Bill 108)
Official Plan/Official	180 days	210 days	120 days
Plan Amendment		(~7 months)	(~ 4 months)
Zoning By-law	120 days	150 days	90 days
Amendment		(~5 months)	(~3 months)
Draft Plan of	180 days	180 days	120 days
Subdivision		(~ 6 months)	(~ 4 months)

- That only the applicant, municipality, Minister or public body that requested the amendment would have the right to appeal a non-decision regarding an Official Plan Amendment.
- Similarly, as it relates to Draft Plan of Subdivision, only the applicant, municipality, Minister, public body or persons on a prescribed list would have the right to appeal an approval authority's decision.
- Bill 108 also proposes to remove the two-step appeal process and return to a single-hearing, providing LPAT the ability to make final decisions to approve, refuse, or modify the application (instrument) under appeal.
- The concept of *de novo* hearings has also been reinstated through Bill 108, which means that on appeals, new evidence that was not previously before Council when they made a decision may be introduced before LPAT. However, the proposed legislation would require that the municipality be given an opportunity to consider that evidence and make a recommendation to the Tribunal.
- In addition, LPAT will no longer evaluate appeals solely based on conformity with an upper-tier Official Plan or consistency with Provincial policy; rather the test of what constitutes "good planning" has been reinstated.
- Official Plans will now be required to contain policies that would permit two
  residential units (secondary units) within a single, semi-detached or townhome,
  as well as an additional unit in an ancillary building (i.e. a detached garage).
  Previous regulations required that a secondary unit could be located either within
  the principal dwelling or the ancillary dwelling, but not both.
- Inclusionary zoning would now be limited to areas around protected Major Transit Station Areas (MTSAs) or areas where an approved Development Permit System (DPS) is in place. Directly linked to this is a new power for the Minister to require a specific area to be subject to inclusionary zoning.
- Section 37 of the current *Planning Act* regarding bonussing provisions has been repealed and replaced by a new Section 37 which identifies Community Benefits Charges (CBCs). These new CBCs are discussed in more detail in the section of this report related to changes to the *Development Charges Act*.
- Proposed changes to the legislation would repeal the provisions which enable municipalities to have an alternative parkland dedication requirement for residential uses (1 hectare per 300 dwelling units) under Section 42 (parkland) and Section 51 (plan of subdivision) of the Planning Act. The existing legislation allows municipalities to collect parkland to support different building forms and levels of intensification.
- The proposed legislation only maintains the ability to secure the base rates of 2 per cent for commercial and industrial and 5 per cent for all other uses for park purposes if there is no Community Benefits Charge By-law in-force. Until the details in the provincial regulations associated with the Bill become available, the full impact of the changes to the parkland dedication rates is unclear.
- Parkland by-laws may be passed by a municipality, which are applicable to the entire municipality or a defined area within it, as a condition of development.
- A new section has been added to the *Planning Act* to require that a parkland bylaw has no force and effect if a CBC by-law under Section 37 is in force.

# Potential Impacts of LPAT Act and Planning Act changes:

- In general, the changes proposed to the *LPAT Act* regarding required mediation, limited examination or cross-examination of witnesses, requirements for non-parties to an appeal and requiring case management conferences appear to be positive changes proposed via Bill 108. However, broadening LPATs jurisdiction over major planning matters such as Official Plan and Zoning By-law Amendments presents a concern.
- With the proposed reduced approval timeframes for municipal decisions on planning applications, the required deadlines for making decisions would need to be predicated on the quality of the submissions received by municipalities. The time spent working on revisions to submissions is often based on the quality of the submission when the application is deemed complete. Provincial guidance regarding the merit of submissions would be required.
- The reduced approval timeframes become problematic from a Council and Committee Calendar perspective. For example, if an application for Zoning Bylaw Amendment is submitted and deemed complete on June 1, the Town would be required to hold the statutory public meeting during July, with the intent of having the amendment finalized and comments from agencies received before August, in order to meet reporting deadlines and legislative requirements regarding availability of the draft amendment in advance of the September 1 approval deadline. In this case, if the Province is seeking reform from the 150 days currently permitted by Bill 139, staff recommends a return to the 120 days timeframe as per Pre-Bill 139 requirements.
- The re-introduction of de novo hearings raises the possibility of longer, more costly hearings as well as the potential for information not available to Council at the time of the initial decision to be considered by LPAT. When new evidence is introduced to LPAT that was not sent back to Council for consideration, it undermines the local Official Plan and Council's decision making power.
- The inability to use the current *Planning Act* Section 37 (height and density bonussing provisions) in exchange for public benefits causes concern.
- Based on a preliminary review of the parkland calculation for the Vision Georgetown Secondary Plan, staff estimates that the loss of parkland collected to be in the area of five hectares, and note that even with the current legislation, community parkland needs are not secured through development approval process. Bill 108 will decrease the municipality's ability to collect the desired rate of parkland in line with the provisions of the Official Plan.

# Schedule 11: Ontario Heritage Act

The changes proposed to the *Ontario Heritage Act* are intended to increase transparency in the registration of heritage properties, clarify what is meant by 'alteration' and 'demolition', and proposes new timeframes and requirements for notices which are currently open-ended.

- It should be noted that under the proposed legislation, municipalities will be required to notify owners if their property is not formally designated but has been included on a heritage registry. The Town has already been providing this type of notice during the development of our Comprehensive Heritage Registry.
- It is proposed that the municipal heritage register now include the legal description of the property; the name and address of the owner; a statement explaining the cultural heritage value of the property and a description of the heritage attributes of the property.
- Owners will have the ability to object to a municipality's decision to list a property and further, would be able to appeal to LPAT should they believe their lands are not appropriately designated as a heritage property on the municipal list.
- Timeframes regarding providing notice are also proposed. Municipalities will be required to provide notice to owners within 30 days of a decision to list a property on a heritage register.
  - Regulations which are not yet available for review will also prescribe what the notice must include

# Potential Impacts:

• In general, the changes proposed to the *Ontario Heritage Act* do not appear to cause significant concern as many of the changes proposed regarding providing notice to owners has already been the practice of the Town.

# **RELATIONSHIP TO STRATEGIC PLAN:**

This report supports Council's strategic plan.

# FINANCIAL IMPACT:

This report has no direct financial impacts. Financial impacts associated with implementation of legislation upon royal assent will be communicated in future updates.

# CONSULTATION:

Commissioners were consulted and provided input applicable to their areas of expertise and associated impact.

# PUBLIC ENGAGEMENT:

No public engagement is required at this time.

# SUSTAINABILITY IMPLICATIONS:

The recommendation outlined in this report is not applicable to the Sustainability Strategy's implementation.

# COMMUNICATIONS:

Distribution of report as noted in the recommendations.

# CONCLUSION:

Bill 108 is an omnibus bill, containing numerous amendment to many pieces of legislation. Changes related to Bill 108 will have implications for the Town. The full extent will not be understood until associated regulations are drafted. Staff will continue to keep Council informed as more information is learned.

Reviewed and Approved by,

Drenthaskal

Brent Marshall, Chief Administrative Officer



# REPORT

<b>REPORT TO:</b>	Mayor Bonnette and Members of Council
<b>REPORT FROM:</b>	Keith Hamilton, Planner - Policy
DATE:	May 14, 2019
REPORT NO.:	PLS-2019-0036
RE:	Provincial Review of the Endangered Species Act and Conservation Authorities Act – Halton Area Planning Partnership Joint Submission

# **RECOMMENDATION:**

THAT Report PLS-2019-0036, dated May 14, 2019, regarding the Halton Area Planning Partnership (HAPP) Joint Submissions on the Provincial Review of the Endangered Species and Conservation Authorities Acts, be received;

AND FURTHER THAT Council endorse the comments on the Provincial Review contained in the Joint Submissions attached as Schedules One and Two to this report, previously submitted to the Province to meet the commenting deadlines of May 18-21, 2019;

AND FURTHER THAT a copy of this report be forwarded to the Ministry of the Environment, Conservation and Parks, the Ministry of Natural Resources and Forestry, the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.

# PURPOSE OF THE REPORT

The purpose of this report is to:

- Provide an overview of the Province's 10<sup>th</sup> Year Review of the Endangered Species Act and Proposed Amendments to the Conservation Authorities Act and Regulations for Development Permits;
- Provide an overview of the Halton Area Planning Partnership's comments to the Ministry of Environment, Conservation and Parks (MECP) on the 10th Year Review of the Endangered Species Act; and,
- Provide an overview of the Halton Area Planning Partnership's comments to the Ministry of Natural Resources and Forestry (MNRF).

# BACKGROUND:

# 1.0 10<sup>th</sup> Year Review of the Endangered Species Act

In January of 2019 the Province began a review of the Endangered Species Act through the release of the "10<sup>th</sup> Year Review of the Endangered Species Act: Proposed Changes." Through this review, the Province considered updates to the legislation that would help improve effectiveness using a program that would include modern approaches to enforcement while ensuring protection for species at risk. Initial consultation for this review came in the form of public comment period from January 18<sup>th</sup> to March 4<sup>th</sup>, 2019 (45 days). To assist with soliciting comments, the Province released a discussion paper at the start of the review period outlining challenges with the current Endangered Species Act (ESA). From this consultation, four (4) broad changes were proposed, including:

- Enhancing government oversight and enforcement powers to ensure compliance with the act;
- Improving transparent notification of new species listings;
- Appropriate consultation with academics, communities, organizations and Indigenous people across Ontario on species at risk recovery planning; and,
- Creating new tools to streamline processes, reduce duplication and ensure costs incurred by clients are directed towards actions that will improve outcomes for the species or its habitat.

On April 18<sup>th</sup>, 2019 the Province posted its proposed changes to the ESA on the Environmental Registry of Ontario website (<u>https://ero.ontario.ca/notice/013-5033</u>). The deadline for submitting comments on the proposal was set for May 18<sup>th</sup>, to provide a 30 day window for all those interested. The proposal was organized into five (5) categories into which the above-noted changes could be implemented:

- Assessing species at risk and listing them on the Species At Risk Ontario (SARO) list;
- Defining and implementing species and habitat protections;
- Developing species at risk recovery policies;
- Issuing Endangered Species Act permits and agreements, and developing regulatory exemptions; and,
- Enforcing the Endangered Species Act.

After the release of the proposed changes to the ESA, members of the Halton Area Planning Partnership (HAPP) began drafting a joint statement to be submitted to the Province prior to the May 18<sup>th</sup> deadline. This submission is discussed in greater detail in the Comments section.

# 2.0 Proposed Amendments to the Conservation Authorities Act and Regulations for Development Permits

In 2015, a three-stage review of the Conservation Authorities Act was initiated by the Ministry of Natural Resources and Forestry (MNRF). The purpose of this review was to address roles, responsibilities, funding and governance of conservation authorities in resource management and environmental protection. The review sought comments from a broad range of stakeholders, including municipalities and the public.

In July of 2017 the Halton Area Planning Partnership (HAPP) made a joint submission on proposed amendments made under Stage 3 of the review. These proposed amendments were part of the Province's Bill 139: Building Better Communities and Conserving Watersheds Act. This submission, summarized in Halton Hills Staff Report PLS-2017-0019, supported the overall objectives of the Conservation Authorities Act Review, but highlighted concerns with:

- A lack of detail on forthcoming regulations to revise Conservation Authority (CA) roles and responsibilities; and,
- Appropriate Provincial funding levels to sustain current and future provincially mandated CA programs and services.

It should be noted that the HAPP municipalities and conservation authorities differed on their view of CA roles and responsibilities for the Bill 139 submission. As a result the conservation authorities did not participate in that submission.

In April of 2019, under the new Provincial government, another review of the Conservation Authorities Act (CAA) was initiated under two (2) Environmental Registry of Ontario postings:

- ERO Posting 013-5018: Modernizing conservation authority operations Conservation Authorities Act; and,
- ERO Posting 013-4992: Focusing conservation authority development permits on the protection of people and property.

# 2.1 Modernizing Conservation Authority Operations

Changes proposed to the CAA under this posting fall under five (5) categories, including:

- Define core mandatory programs and services of CAs as natural hazard protection, management of CA lands, drinking water source protection, and protection of the Lake Simcoe watershed;
- Sustainable funding for CA programs and services, including how CAs levy municipalities for mandatory and non-mandatory services;
- Establish transition periods (18-24 months) for CAs and municipalities to enter into agreements for non-mandatory programs and services;

- Enabling Minister (MNRF) to appoint an investigator to audit and report on a conservation authority; and,
- Proclaim all un-proclaimed provisions of the Conservation Authorities Act.

After the release of the proposed changes to the CAA, members of HAPP began drafting a joint statement to be submitted to the Province prior to the May 20<sup>th</sup> deadline. This submission is discussed in greater detail in the Comments section.

# 2.2 Focusing Conservation Authority Development Permits on the Protection of People and Property

Changes proposed to Conservation Authorities Act regulations fall under four (4) categories, including:

- Consolidating the existing 36 individual CA regulations into one (1) MNRFapproved regulation, where consideration will still be given for flexibility based on local conditions;
- Defining key regulatory terms to better align with other Provincial policy and add previously undefined terms (e.g. 'interference' and 'conservation of land');
- The exemption of low-risk activities from permits; and,
- Requiring CAs to consult on, monitor and notify the public on changes to policies, mapping changes and service delivery standards.

After the release of the proposed changes to the CAA regulations, members of HAPP began drafting a joint statement to be submitted to the Province prior to the May 21<sup>st</sup> deadline. This submission is also discussed in greater detail below.

# COMMENTS:

In order to meet the May 2019 deadlines for the submission of comments to the Province on these reviews, member municipalities, conservation authorities, and the Region of Halton followed a strict timeline for drafting the joint submissions.

# 1.0 10<sup>th</sup> Year Review of the Endangered Species Act – HAPP Comments

The HAPP joint submission on proposed changes to the Endangered Species Act (ESA) is attached to this report as Schedule One. Key points made in this submission are organized into five (5) categories:

- **Review time:** the submission stresses a 60 day minimum review time is needed to facilitate a more detailed review process, and provide municipalities and conservation authorities' time to brief their Council and Boards.
- **Implementation improvements:** the submission expresses concern over a shift from maintaining protections to minimizing impacts of the ESA. It is also

suggested more attention be paid to consistent application of the existing Act and efficient integration with planning approvals processes.

- Lack of clarity on proposed changes: a lack of clarity is noted in several instances in the comments table in Schedule One. As part of their general comments, HAPP has requested the Province release a more detailed description of proposed changes to the ESA and extend the consultation period for this review.
- Transition from MNRF to MECP as administrator of the ESA: in April of 2019, the Province began transitioning responsibility for the Act to the Ministry of Environment, Conservation and Parks (MECP). HAPP have suggested the Province postpone the review until MECP staff have had more time to adjust to this change.
- **Guidelines and communication:** should the proposed changes be passed, HAPP is asking that the Province release a guideline communicating the implications of the amended Act for applications under the Planning Act.

The Halton Area Planning Partnership concluded the joint statement by requesting the Province not rush the review and recommended potential amendments given that consequences could lead to possible species extinction. HAPP are hoping that the Province will consider their comments and extend the review period prior to making any proposed changes permanent.

# 2.0 Proposed Amendments to the Conservation Authorities Act and Regulations for Development Permits – HAPP General Comments

HAPP provided one joint submission (attached as Schedule Two to this report) for the Environmental Registry of Ontario postings noted in the Background Section 2.0. General comments related to both postings included:

- A request for a 60 day comment period to provide for a more detailed review process;
- Concern that the absence of formal draft policy amendments is a constraint in providing meaningful feedback; and,
- A request for more details on implementation of proposed changes to better assess the impacts they will have.

# 2.1 Modernizing Conservation Authority Operations – HAPP Comments

The HAPP joint submission on proposed changes to the Conservation Authorities Act (CAA) is attached to this report in Schedule 2. Key points made in this submission are organized into five (5) categories:

• **Defining the core mandatory programs:** HAPP supports the general intent of this proposal. As noted in the HAPP comments (Schedule 2) specific to this portion of the proposal, the conservation authorities have chosen to submit additional comments directly to the Minister on this matter.

- Sustainable funding for CA programs and services: HAPP supports proposed changes by the Province on this matter, but has requested clear definitions of core and non-mandatory programs moving forward.
- Agreements for the delivery of non-mandatory programs and services: HAPP supports this proposal with a request for clarity on the process for agencies entering into agreements for the delivery of non-mandatory programs.
- **Governance and accountability:** HAPP supports a proposal enabling the Minister to appoint an auditor to report on CAs.
- Proclamations of un-proclaimed provisions of the Conservation Authorities Act: HAPP supports this proposal with a request that the Province addresses recommendations made in the previous CAA submission (reported on in Halton Hills Staff Report PLS-2017-0019).

# 2.2 Focusing Conservation Authority Development Permits on the Protection of People and Property – HAPP Comments

The HAPP joint submission on proposed changes to regulations under the Conservation Authorities Act (CAA) is also attached to this report in Schedule 2. Key points made in this submission are organized into four (4) categories:

- **Conservation Authority Regulations:** HAPP supports the consolidation of the existing 36 CA regulations into one approved regulation, where flexibility for local conditions is present.
- **Defining key regulatory terms:** HAPP supports this proposal, with the request that the Province consider providing supporting research for definition changes and additions in the future.
- **Exemption of low-risk development activities:** HAPP supports this proposal and its intent to expedite approvals processes.
- **Consultation and monitoring:** HAPP supports efforts to improve the public notification and engagement process. However, where notification of changes is already occurring through a municipal consultation process, HAPP recommends the notification responsibility remain with the municipalities to avoid duplication of process.

# 3.0 Next Steps

It is recommended that staff be directed to report back to Council with further detailed information on any potential implications for the Town's land use planning processes, which will take place when additional clarification and information is released by the Province.

# **RELATIONSHIP TO STRATEGIC PLAN:**

This report relates directly to the implementation of the entire Town Strategic Plan, but in particular Strategic Direction I: Provide Responsive, Effective Municipal Government, the Goal to provide strong leadership in the effective and efficient delivery of municipal services, and the following Strategic Objectives:

- I.6 To participate fully in Region-wide initiatives to protect and promote the Town's objectives.
- I.7 To foster a greater understanding of the Town's roles and responsibilities and relationships with other orders of government.

# FINANCIAL IMPACT:

There is no financial impact associated with this report.

# CONSULTATION:

The Halton Area Planning Partnership consisting of the Region of Halton, the four Local Municipalities, Credit Valley Conservation, Conservation Halton, and Grand River Conservation Authority participated in the preparation of the Joint Submission that is the subject of this report.

# PUBLIC ENGAGEMENT:

No public engagement was undertaken for this report.

# 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 relationship between this report and the Strategy is summarized below:

Do the report's recommendations advance the Strategy's implementation? N/A

Which pillar(s) of sustainability does this report support? N/A

In Summary, the Sustainability Implications of this report are as follows: N/A

# **COMMUNICATIONS:**

A copy of this report will be forwarded to the Ministry of the Environment, Conservation and Parks, Ministry of Natural Resources and Forestry, the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.

# **CONCLUSION:**

This report has provided an overview of the contents of the Halton Area Planning Partnership Joint Submissions on the 10<sup>th</sup> Year Review of the Endangered Species Act and Proposed Amendments to the Conservation Authorities Act and Regulations for Development Permits. It is recommended that Council endorse the comments contained in the Joint Submission in order to complete the Town's involvement in the Review of the Endangered Species Act and Conservation Authorities Act.

Reviewed and Approved by,

wer.

Bronwyn Parker, Manager of Planning Policy

John Linhardt, Commissioner of Planning and Sustainability

nentoparska

Brent Marshall, Chief Administrative Officer

# Halton Area Planning Partnership (HAPP)

# 10<sup>th</sup> Year Review of the Endangered Species Act – Proposed Changes Joint Submission

May 10, 2019



# Introduction

The Halton Area Planning Partnership (HAPP) is comprised of Halton Region, City of Burlington, Town of Halton Hills, Town of Milton, Town of Oakville, Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton.

This submission represents HAPP's response to the "10<sup>th</sup> Year Review of Ontario's *Endangered Species Act*: Proposed Changes" proposal (the "Proposal") which was placed on the Environmental Registry of Ontario as a Policy Proposal Notice (ER Number: 013-5033) on April 18, 2019 with a 30-day comment period until May 18, 2019. The Proposal was prepared by the Ontario Ministry of the Environment, Conservation, and Parks (MECP) after consideration of comments on the 10<sup>th</sup> Year Review of Ontario's *Endangered Species Act*. Discussion Paper (the "Discussion Paper") and contains recommendations for changing various aspects of the *Endangered Species Act*, 2007 (the "*Act*").

The Halton Area Planning Partnership welcomes this opportunity to have its collective voice heard by responding to the proposed changes to the *Act*. HAPP's response includes:

- 1. This letter, which contains key comments with respect to the proposed changes; and
- **2.** Appendix 1, which contains table form comments that are more specific to individual recommendations.

Given the 30-day comment period all HAPP member Municipal Councils and Conservation Authority Boards have yet to endorse these comments. Staff will be seeking endorsement as soon as possible.

# Background

The Act came into effect on June 30, 2008, providing immediate species and habitat protection for the most at risk species listed on the Species at Risk in Ontario (SARO) list. There are currently 243 plant and animal species listed on the Species at Risk in Ontario (SARO) list, which is provided in Ontario Regulation 230/08. Of this list of species, 16 have been identified as "extirpated" from Ontario, 117 are "endangered", 54 are "threatened", and 56 are "special concern". These species are listed due to threats such as habitat loss, pollution, invasive species, climate changes and disease. Species listed as extirpated are those that once, but no longer live in the wild in Ontario. Endangered species still live in the wild in Ontario, but face imminent extinction or extirpation. Threatened species live in the wild in Ontario, but are likely to become endangered if steps are not taken to address factors threatening them. Special concern species live in the wild in Ontario, but may become threatened or endangered due to biological characteristics and identified threats. Based on the current SARO list, species protection currently applies to 187 species listed as endangered, threatened or extirpated: while habitat protection is afforded to the 171 species listed as endangered or threatened.

The proposed changes to the *Act* follow a 10-year review exercise conducted by the Ontario Ministry of the Environment, Conservation and Parks and documented in a Discussion Paper. This paper was released for 45-day public commenting on the Environmental Registry of Ontario as Policy Proposal Notice (ER Number 03-4143) on January 18, 2019. HAPP did not

submit comments on the Discussion Paper; however, some of our partner members did. The provincial government received 14,964 accepted comments.

The seven goals set for the proposed changes to the *Act*, as outlined in the Discussion Paper, are to:

- Enable positive outcomes for species at risk,
- Ensure species assessments are based on up-to-date science,
- Address multiple objectives for ecosystem management through stewardship and protection activities,
- Increase efficiencies in service delivery for authorization clients,
- Streamline processes and provide clarity for those who need to implement the Act, and
- Maintain an effective government oversight role.

The Proposal outlines the proposed changes under 5 broad categories, which include:

- 1. Assessing species at risk and listing them on the SARO list.
- 2. Defining and implementing species and habitat protections.
- 3. Developing species at risk recovery policies.
- 4. Issuing *Endangered Species Act* permits and agreements, and developing regulatory exemptions.
- 5. Enforcing the Endangered Species Act.

In addition, the Proposal describes change to the Environmental Bill of Rights General Regulation (Ontario Regulation 73/94) that may be necessary to exempt Regulations containing Minister's orders to pause protections for listed species from the normal EBR posting and consultation requirements.

# Key Points of HAPP's Response

# 1. Longer Review Time Needed

Please extend the commenting period for this proposal from 30-days to 60-days. Please also provide a 60-day comment period for similar types of Proposals in the future. A 60-day commenting period would ensure staff have the opportunity to complete a more detailed review and consideration of the proposed changes, and report to, or brief Municipal Councils and/or CA Boards prior to the submission deadline.

# 2. Implementation Improvements

The focus of the proposed changes appears weighted towards minimizing social and economic impacts of the *Act* and associated regulations rather than maintaining existing protections for at risk species and encouraging their recovery. Habitat loss and fragmentation are among the biggest threats to species at risk in Ontario so any proposed changes that could facilitate such activities should be carefully considered. The proposed changes could undermine existing protections for species at risk by modifying mechanisms for automatic protections of listed species and removing or extending requirements for government responses and reporting. The MECP, as the new Ministry responsible for administering the *Act*, should focus more attention on addressing implementation challenges to improve the administration and consistent application of the existing *Act* and

better integrate it with the land use and infrastructure planning processes in Ontario (e.g. Planning Act Applications and environmental assessments), as well as with other legislative and regulatory requirements (e.g. conservation authority approvals).

# 3. Proposed Changes Vague

The descriptions of proposed changes are vague. It is difficult to understand what the MECP is proposing given vague descriptions which can be widely interpreted. For instance, the description of the proposed new option to pay a charge in lieu of completing certain on-the-ground activities required by the *Act* is vague. It is not clear whether this new option would apply to municipalities and/or other public infrastructure developers only, or whether this option could also be available to private individuals and land developers that also construct infrastructure. HAPP urges the MECP to release a more detailed description of the Proposed Changes for public consultation and extend the consultation period accordingly.

# 4. MNRF to MECP Transition and Timing of Review

The MECP was not responsible for administering the *Act* over the past 10 years. In October 2018, the provincial government transferred responsibility for the *Act* and species at risk protection and recovery from the Ministry of Natural Resources and Forestry (MNRF) to the MECP. We understand policy, agreements, authorizations, compliance, employees and all other matters under the *Act* only began being transitioned to MECP in April 2019. HAPP recommends postponing the current review exercise until the MECP conducts more complete engagement with stakeholders and can attain implementation focused experience administering the *Act*. As noted in Comment #1 above, MECP should prioritize an investigation of process improvements to increase efficiencies and streamline approvals over legislative changes.

# 5. Guidelines and other Communication Materials

Should proposed changes be passed, new guidelines and other communication materials would be required for the purpose of communicating the implications of the amended *Act* to applicants at the Pre-consultation stage of *Planning Act* applications and other development and site alteration processes.

# 6. Longer Review Time Needed

Please consider a 60-day comment period for these types of Proposals in the future so that staff have the opportunity to complete a more detailed review and consideration of the proposed changes, and report to, or brief Municipal Councils and/or CA Boards.

# Conclusion

The 10<sup>th</sup> Year Review of the *Act* must not be rushed. The potential consequences of any inappropriate modifications to this important legislation may be severe and permanent, such as potential extirpation or extinction of some species at risk in Ontario. HAPP recommends that the province reconsider proposed changes to the *Act* in light of our comments.

Thank you for providing the Region, its Local Municipalities, and Conservation Authorities the opportunity to comment on the proposed changes to province's legislation for protecting species at risk in Ontario. We welcome the opportunity to have further discussions with Provincial staff prior to the release of the final proposed amendments to the *Act* and Regulations and the EBR General Regulations.

Respectfully submitted,

Curt Benson, MCIP, RPP Director of Planning Services & Chief Planning Official Halton Region

John Linhardt, MCIP, RPP Commissioner of Planning & Sustainability Town of Halton Hills

Mark H. Simeoni, MCIP, RPP Director of Planning Services Town of Oakville

Nancy Davy Director of Resource Management Grand River Conservation Authority Heather MacDonald, MCIP, RPP Director and Chief Planner Department of City Building City of Burlington

Barb Koopmans, MCIP, RPP Commissioner of Planning & Development Town of Milton

Barb Veale Director, Planning and Watershed Management Conservation Halton

Gary Murphy Director of Planning and Development Services Credit Valley Conservation

# Proposed Changed to the *Endangered Species Act*

# **APPENDIX 1**

Proposed Changes (paraphrased)	HAPP Comments	
1. Assessing species at risk and listing them on the Species at Risk in Ontario List		
A.i) Earlier notice of species assessments – Committee on the Status of Species at Risk in Ontario (COSSARO) reports to be made available to public no later than three months after receipt by Minister.		
<b>A.ii)</b> Extend listing time between receipt of COSSARO report by Minister to when listing is to occur from three to twelve months	Due to the proposed decoupling of listing from protection, the proposed extended timeline may be unnecessary, as the Minister would potential have the discretion to suspend species and habitat protection for up to three years, as necessary. Delaying the listing process could result in unintended consequences such as delaying the eligibility for research grants or habitat restoration for some species.	
<b>B)</b> The 12-month period between receipt of COSSARO report by Minister to when listing is to occur would apply to all such reports received in 2019.		
<b>C)</b> New COSSARO reporting window – between January 1 and January 31 of each year.	This proposed change may leave no room for emergency listings given that an annual report will be required in January of each year. HAPP recommends that this proposed change to include a provision to allow for emergency listings outside the proposed new COSSARO reporting window.	
<b>D)</b> Minister allowed to require COSSARO to reconsider classification of a species and pause requirement to add/upgrade species status for any species subject to re-assessments.		
E) New requirement for COSSARO to consider overall species condition around broader biologically relevant geographic area before classifying a species as threatened or endangered.	Species condition can vary across its natural range and Ontario may be at the edge of some species at risk ranges. That said, the ultimate status of a species in Ontario should be based on species status and population trends from within Ontario, rather than outside Ontario. There is a difference between range edge species (e.g. Barn Owl), and those that may be common	

Proposed Changes (paraphrased)	HAPP Comments
	elsewhere but have declined in Ontario (e.g. Bobolink).
<b>F)</b> Broadening COSSARO membership qualifications to include individuals with relevant expertise in ecology, wildlife management, as well as those with community knowledge.	COSSARO's work to classify species status in Ontario should be based on objective assessments using scientific evidence and be undertaken only by those with the actual technical expertise and qualifying credentials. It may be difficult for this Committee to reach consensus with respect to their important work if membership is expanded too broadly to include those outside the scientific community. If member qualifications are to be broadened, a clear statement on what is meant by 'those with community knowledge' is required. A member on COSSARO should not have established ties to any land development proposals, corporations, or any other entities whereby by a clear conflict of interest would present itself. It would be appropriate to broaden membership to include individuals with indigenous knowledge of lands and resources.
2. Defining and implementing species and habi	tat protections
A) Discretionary temporary suspension of automatic species and habitat protections for up to three years following listing if certain criteria are met:	Support proposal to de-couple listing and automatic protection of species and habitat, providing the exercise of Ministerial discretion to temporarily suspend the automatic requirement is based on valid scientific reasons and the Minister has consulted with an independent expert to verify these.
<b>A.i)</b> the automatic protections to the species would likely have significant social or economic implications for all or parts of Ontario,	This criterion is vague and introduces subjectivity into considerations for justifying automatic protection pauses. The terms described within this clause should be clearly defined to avoid any misinterpretation and eliminate potential unwarranted consideration of protection pauses.
<b>A.ii)</b> the temporary suspension will not jeopardize survival of the species in Ontario, and	Recommend that the test be stronger than "will not jeopardize survival". The goal should be expanded to achieve an improved state for species at risk.
A.iii) one of the following further criteria:	
<ol> <li>the species has a broad distribution in the wild in Ontario</li> </ol>	
<ol> <li>habitat availability is not a limiting factor for the species;</li> </ol>	

Proposed Changes (paraphrased)	HAPP Comments
<ol> <li>additional time is needed to address the primary threats to the species, or co- operation with other jurisdictions is necessary to reduce the primary threats to the species,</li> </ol>	
<ol> <li>other criteria that may be specified by regulation</li> </ol>	This criterion is unclear. In the absence of a more detailed information, HAPP is unable to review and consider support for this provision.
<b>B)</b> Enable scoping of species protections, where appropriate (i.e. applying them to certain geographies or circumstances), via Minster's regulations.	It is not clear that this change is necessary, and why scoping should be under the purview of the Minister as opposed to the LGIC. It appears that current Regulations may already be scoped to apply protections to certain geographic areas.
<b>C)</b> Remove requirement for provincial government to develop a habitat regulation proposal for each newly-listed threatened or endangered species and retain the option to develop a habitat regulation when needed.	Proposed removal of mandatory legislative requirement and timeline to develop habitat regulations for newly-listed species should be revaluated. The most suitable time to develop a habitat regulation is in or around the time the listing is made to ensure species protection. Such mandatory requirements hold the government accountable for protection and recovery of newly listed species. The absence of a mandatory timeline could result in newly-listed species at risk not receiving adequate protection putting them further in peril of extinction or extirpation.
	The Municipal Class Environmental Assessment (MCEA) process includes requirements for identification of species at risk and associated mitigation measures for their protection within the study area. The proposed changes to removing the legislative requirement and timeline to develop habitat regulations for newly-listed species may impact how the mitigation measures are determined during an MCEA study. From a municipal infrastructure planning perspective, not having direction from the Province in a timely manner may prevent municipalities from being able to establish the appropriate mitigation measures during an MCEA study
<b>D)</b> Enable Minister, rather than LGIC, to make species-specific habitat regulations.	It is more appropriate to retain species-specific habitat regulation making authority with the LGIC, rather than the Minister. This ensures more thorough and open discussion and decision making on species-specific habitat

Proposed Changes (paraphrased)	HAPP Comments
	regulation.
3. Developing species at risk recovery polices	
<ul> <li>A) Ministerial discretion to extend the nine-month GRS development timeline, for some species.</li> <li>B) Clarification that recovery strategies for species at risk are advice to the government and the GRS is the government's policy direction response</li> </ul>	It is unclear which species this new ministerial discretion to extend the nine- month GRS development timeline would apply to. This should be clarified.
<b>C)</b> Allow Minster to extend timelines for conducting the review of progress towards protection and recovery based on individual species needs.	The proposed change would allow the Minister of the MECP discretion to extend the 5-year review timeline for certain unspecified species. HAPP consider this 5-year review exercise important for allowing tracking of progress within an appropriately standardized timeframe, hence maintaining government accountability for species at risk protection and recovery actions.
<b>D)</b> Removing requirement to posting under the EBR and instead require certain products under the <i>Act</i> be made available on government website	The EBR posting is a well known, established process which ensures public engagement. The proposal to remove the requirement to post under the EBR and to create a new posting process is unnecessary. It is unclear what this new process will entail or if public consultation requirements will remain.
4. Issuing Endangered Species Act permits and	agreements and developing regulatory exemptions
Creation of Regulatory Charge and Agency	
Cash in Lieu Charge	While this approach is generally supported by HAPP, particularly from a municipal infrastructure planning and construction perspective, there is some concern with the vague details provided in the description of the proposed new cash-in-lieu charge option. It should be clarified that this option would be a last resort option—only available after it has been satisfactorily demonstrated that all other options to avoid, mitigate, fulfill normal on-the-ground requirements are explored. On-the-ground recovery options, particular within the same municipality or watershed in which the species at risk impact occurred, should be prioritized wherever possible. Please also clarify to who this new option could apply. It is not clear if this option is for all, or whether this would only apply to municipalities or other public infrastructure

Proposed Changes (paraphrased)	HAPP Comments
	developers.
	If the provincial government moves forward with the cash-in-lieu charge option, HAPP recommends that the cumulative impacts of this approach be assessed by the Province and that mandatory moratoriums on use of this option as an alternative to normally required conditions be imposed should concerns regarding cumulative impacts be observed. With respect to the funding itself, detailed criteria for the disbursement of funding by the Trust and standards for activities that receive it should be required. For instance, rather than going to activities that are "reasonably likely to support" prescribed species (the language used in the Proposal), the funds collected through the new cash-in-lieu charge option should only be used to support activities that are demonstrated to support protection and recovery and provide an overall benefit to the prescribed species. Those receiving the funds should also be required to monitor and guarantee success of on the ground activities for a reasonable period of time.
	HAPP note that the Municipal Class Environmental Assessment (MCEA) process includes requirements for identification of species at risk and associated mitigation measures for their protection within the study area. The proposed cash-in-lieu charge option for municipal infrastructure projects may impact how the mitigation measures are determined during an MCEA study and how the overall project costs are estimated. It would be helpful to further understand the MECP's plans with respect to the cash in lieu charge option (e.g. which species will be eligible, how will the cost be determined, how will the change be incorporated into planning activities, will there be a threshold for when the 'cash in lieu charge' applies, what is the timing of commitment to funds during the life of an infrastructure project etc.).
Species at Risk Conservation Trust	Disbursement of cash-in-lieu funds should occur for projects within the same municipality or watershed in which the optional payment originated.

Proposed Changes (paraphrased)	HAPP Comments
	Other potential concerns include the process by which the Board would be selected (and their qualifications), the administrative costs of supporting such an agency, the establishment of suitably detailed guidelines and criteria for disbursement and spending of funds, and the criteria that would be used to deterine species eligibility.
Additional changes	
<b>A.i)</b> Remove requirement for Minister to consult with independent expert in 'D' permit process	HAPP does not support this proposed change. By removing the need to consult with independent experts, it removes the scientific, objectivity, thoroughness and transparency of the review process.
<b>A.ii)</b> Replace requirement for LGIC of 'D' permits with Minister Approval	It is more appropriate to retain approval authority for 'D' permits with the LGIC, rather than the Minister. This ensures more thorough and open discussion and decision making on 'D' permits. Only two 'D' permits have been issued under the <i>Act</i> to date; therefore, it is unclear why this change is necessary.
<b>B)</b> Broaden approach to minimizing adverse effects for permits and agreements by shifting the focus from 'individual members' of the species to the 'species' more generally.	This proposed broadened approach should be applied judiciously as it could lead to unintended consequences as the cumulative effect of incremental losses to at risk species and their habitat can easily be overlooked with the proposed shift in focus to the 'species' more generally, particularly where limited data is available.
<b>C)</b> New transition provision for existing permit and agreement holders to continue operating for twelve months following the application of new species or habitat protections while they seek amendments to address newly listed species.	No comment.
<b>D.i)</b> Enable Minister to establish codes of practice, standards and guidelines with respect to species at risk and their habitat, and enable regulations made under the <i>Act</i>	It is unclear by what is meant by this proposed change. More clarification is needed to determine if HAPP can support this provision.
<b>D.ii)</b> Enable regulations made under the <i>Act</i> to incorporate documents to supplement requirements or conditions related to species at risk	It is unclear by what is meant by this proposed change. More clarification is needed to determine if HAPP can support this provision.

Proposed Changes (paraphrased)	HAPP Comments
E) New landscape agreement that takes a strategic, coordinated and consolidated approach to authorizing clients undertaking multiple activities, and which could allow for limited conservation banking to achieve positive outcomes for species, subject to conditions, including:	This proposed change would assist municipalities and other clients undertaking multiple activities to apply a strategic landscape-wide approach that matches ESA requirements with larger, more impactful overall benefit projects. Conservation banking would be helpful in this regard as larger high priority projects could be achieved through this proposed landscape approach. The details of the agreements will be important to ensure that this landscape approach is used appropriately and the conditions identified are supported.
<ol> <li>the agreement requires reasonable steps to minimize adverse effects of the authorized activities on the impacted species under the agreement</li> </ol>	HAPP supports this proposed change.
<ol> <li>the agreement requires actions to benefit one or more species,</li> </ol>	HAPP supports this proposed change.
<ul> <li>reasonable alternatives have been considered, including those that would not adversely affect the species specified in the agreement, and</li> </ul>	HAPP supports this proposed change.
<ul> <li>4) the beneficial actions required by the agreement outweigh the adverse effects to the impacted species under the agreement.</li> </ul>	HAPP supports this proposed change.
<b>F)</b> Replace s.18 with new provision that would include a more flexible test and would allow the Minister to prescribe activities by regulation, to allow them to be carried out without requiring any additional authorizations under the ESA. An activity could be prescribed for this purpose, where it:	The proposed changes to S. 18 of the <i>Act</i> removes the requirement to demonstrate an overall benefit to the species, substituting instead phrases such as benefiting the species "where appropriate to do so", and "reasonable steps to minimize adverse affects". These "best efforts" approaches fall short of the current permitting requirements to provide and overall benefit to the species and may result in unintended consequences for SAR (i.e., extirpation). Harmonization with other instruments is supported, but the overall benefit "test" of the ESA must be applied.
<ol> <li>is approved or required under another piece of legislation,</li> </ol>	

Proposed Changes (paraphrased)	HAPP Comments
<ol> <li>would not jeopardize the survival of a prescribed species or have any other significant adverse effects,</li> </ol>	Recommend that the test be stronger than "will not jeopardize survival". The goal should be expanded to achieve an improved state for species at risk.
<ol> <li>would provide a benefit to the prescribed species, where reasonable to do so,</li> </ol>	
<ol> <li>requires reasonable steps to minimize adverse effects on prescribed species, and</li> </ol>	
<ol> <li>involves the consideration of reasonable alternatives, including those that would not adversely affect the prescribed species.</li> </ol>	
<b>G)</b> Remove the requirement for the Minister to consult with an expert if the Minister forms the opinion that a proposed regulation is likely to jeopardize the survival of the species in Ontario or to have any other significant adverse effect on the species	Removal of this requirement for the Minister to consult with experts is not supported.
5. Enforcing the Endangered Species Act	
<b>A.i)</b> Applying inspection powers and offence provisions that already exist in the ESA to also include activities conducted under the regulations	HAPP supports this proposed change
<b>A.ii)</b> Extending current protection order powers that can be used with the Minister's discretion to protect habitat during the intervening period before a species is listed, or where a regulation has been made so that the prohibition is not applicable, to also include the discretion to similarly protect species.	HAPP supports this proposed change
<b>B)</b> Update provisions related to enforcement officers by removing identification of specific	HAPP supports this proposed change

Proposed Changes (paraphrased)	HAPP Comments
classes of persons (e.g. conservation officers) as enforcement officers and retain the Minister's authority to designate officers.	
Proposed Change to EBR General Regulation	
<b>A)</b> If the proposal for the change to allow the Minister to order by regulation a pause of the protections for listed species passes: we are also proposing a change to the EBR General Regulation ( <i>O.Reg. 73/94</i> ) to exempt the regulations containing Minister's orders made for the purpose of pausing protections from EBR posting and consultation requirements.	This proposed change to EBR General Regulation would reduce transparency and accountability and is not supported.

# Halton Area Planning Partnership (HAPP)

Proposed Amendments to the Conservation Authorities Act and Regulations for Development Permits Joint Submission

<mark>May 10</mark>, 2019



#### Introduction

The Halton Area Planning Partnership (HAPP) is comprised of Halton Region, its local municipalities (City of Burlington, Town of Halton Hills, Town of Milton, Town of Oakville) and the following Conservation Authorities (CA) : Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority). This submission represents HAPP's response to the proposed legislative amendments to the *Conservation Authorities Act* (*CA Act*) and a proposal for a new development permit regulation under Section 28 of the CAA.

The Halton Area Planning Partnership welcomes this opportunity to express its collective voice by responding to the above noted ERO postings. HAPP's response will be sent to the Ministry of Environment, Conservation and Parks and the Ministry of Natural Resources and Forestry and will include:

- **1.** This letter, which contains general comments regarding the proposed amendments to the *CA Act* and the new development permit regulation;
- 2. Specific comments to the proposed *CA Act* amendments (ERO Posting #013-5018 Modernizing conservation authorities operations -Conservation Authorities Act (*CA Act*) Appendix 1; and
- **3.** Specific comments to the new CA development permit regulation (ERO Posting #013-4992 Focusing conservation authority development permits on the protection of people and property) in Appendix 2.

In the spring of 2019, the Province will also develop and consult on a suite of regulatory and policy proposals to support the proposed amendments to and proclamation of un-proclaimed provisions of the Conservation Authorities Act.

#### Background

The *CA Act* Review was launched by the Ministry of Natural Resources and Forestry (MNRF) on July 20, 2015 and sought feedback on CA governance, funding mechanisms, roles and responsibilities.

HAPP reviewed the proposed amendments, *Bill 139 (Schedule 4): proposed amendments Conservation Authorities Act* and prepared a joint submission dated July 28, 2017 from Halton Region and its local municipalities (City of Burlington, Town of Halton Hills, Town of Milton, and Town of Oakville). The HAPP submission highlighted concerns on the framework to modernize the *Conservation Authorities Act* on the basis that it lacked significant detail regarding implementation and provincial funding levels to sustain provincially mandated programs and services. At the time, HAPP members did include Conservation Authorities in Halton and each agency had submitted comments directly to the Province on the proposed amendments.

On April 5, 2019, the Province posted two notices on the Environmental Registry of Ontario (ERO) in support of the <u>Made-in-Ontario Environment Plan</u>:

- ERO Posting #013-5018 Modernizing conservation authority operations Conservation Authorities Act (CA Act)
- ERO Posting #013-4992 Focusing conservation authority development permits on the protection of people and property

The proposed amendments to the *CA Act* intend to help conservation authorities focus and deliver on their core mandate, and improve governance. The proposed regulation is intended to create a consistent regulatory approach for the review and issuance of conservation authority permits by all conservation authorities. The proposal could support more streamlined approvals while ensuring that public safety is not compromised by natural hazards.

#### Key Points of HAPP's Response

#### General Comments

Please consider a 60 day comment period so that municipal and conservation authority staff have the opportunity to report to, or brief Councils and CA Boards of Directors on proposed changes and allow an opportunity for agencies to provide responses to the province.

While HAPP is generally supportive of efforts to better streamline service delivery, HAPP is constrained in its ability to provide comprehensive comments due to the absence of the associated regulations, policies, and/or standards providing specific implementation details. The proposed legislative amendments and regulations should be released for public review and comment as soon as possible.

The *CA Act* was intended to function as a generic framework to guide all CAs in the development of regulations specific to the unique geography of their jurisdiction. HAPP requests additional details regarding implementation to better understand how the consolidated regulation will ensure consistency while still allowing for flexibility based on local risk factors. Each watershed is different and the policy documents need to be able to reflect that.

ERO posting # 013-5018 - Modernizing conservation authority operations - Conservation Authorities <u>Act</u>

#### 1. Define the core mandatory programs

HAPP supports the Province's intent to clearly define core mandatory programs and services provided by the conservation authorities. Further, to clarify the CAs' roles and responsibilities in land development/land use planning specifically related to natural heritage and natural hazard protection and management.

The Halton Municipalities of HAPP support our previous position as contained in the July 28, 2017 response. Our Conservation Authority partners differ from this position and have submitted their own response to the Province on the proposed changes to define the core mandatory programs and services to be provided.

#### 2. Sustainable Funding CA Programs and Services

HAPP supports the increase in transparency and clarity in how CAs levy municipalities for mandatory and non-mandatory programs. A clear definition of core mandatory programs versus non-mandatory programs will be needed to ensure transparency can be provided by the CAs. The Province must also ensure that the appropriate Provincial funding levels are in place to sustain any current or future provincially mandated CA programs and services.

#### 3. Agreements for the Delivery of non-mandatory programs and services

HAPP supports this proposal and transition period as Halton Region, local municipalities and CAs have updated the Memoranda of Agreement (MOAs) for the Region and are working towards service agreements for non-mandatory programs and services.

Additional clarification is required regarding the process for agencies to enter into agreements for the delivery of non-mandatory programs. Also, needs to be determined how these agreements would impact the current municipal levy approval and apportionment processes.

#### 4. Governance and Accountability

HAPP supports the legislation that would enable the Minister to appoint an investigator to investigate or undertake an audit and report on a CA. Furthermore, HAPP supports the legislation which would clarify that the duty of conservation authority board members is to act in the best interest of the conservation authority.

#### 5. Proclamations of un-proclaimed provisions of the CA Act

HAPP supports the proposal to proclaim the un-proclaimed provisions of the Act that were addressed as part of the previous *CA Act* review once recommendations from HAPP's previous submission (see Appendix 3) are addressed.

The CA's (Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority) had provided their own agency comments on *Bill 139 (Schedule 4): proposed amendments Conservation Authorities Act.* 

# ERO posting # 013-4992 - Focusing conservation authority development permits on the protection of people and property

#### 1. CA Regulations

HAPP supports the proposed regulation would consolidate and harmonize the existing 36 individual CA approved regulations into one approved regulation to ensure consistent in requirements across all conservation authorities while still allowing for local flexibility based on differences in risks posed by flooding and other natural hazards.

#### 2. Define Key Regulatory Terms

HAPP supports the proposal to update the key regulatory and undefined terms to better align with other provincial policy and minimize variation across the province. In order to achieve a more consistent interpretation of these terms and to assist in future legal matters that may challenge these definitions, the province should consider providing supporting documentation in the future (e.g., fact sheets or implementation guidelines), which would also support transparency.

#### 3. Low-risk Development Activities

HAPP supports the inclusion of a provision that would enable CAs to further exempt low-risk development activities in limited parts of natural hazard areas where there is sufficient technical information and mapping available. This proposal would support faster, more predictable and less costly approvals for municipal governments and taxpayers.

#### 4. Consultation and Monitoring

HAPP supports any efforts or initiatives that increase public and indigenous community engagement or participation in CA-related programs and services, including notifying the public of changes to mapped regulated areas. However, where a municipality is undertaking a land use planning approval such as a secondary plan, notification of changes to mapped CA-regulated areas will be through the municipal consultation process. HAPP recommends that notification for land use planning approvals remain with the municipalities to avoid a duplication of public processes.

HAPP also supports the proposal to require conservation authorities to establish, monitor and report on service delivery standards, including requirements and timelines for the determination of complete applications, and timelines for permit decisions.

#### Conclusion

Thank you for providing the Region, our local municipal partners and Conservation Authorities the opportunity to comment on the proposed amendments to the *CA Act* and new development permit regulation.

Respectfully submitted,

Curt Benson, MCIP, RPP Director of Planning Services & Chief Planning Official Halton Region

John Linhardt, MCIP, RPP Commissioner of Planning & Sustainability Town of Halton Hills

Mark H. Simeoni, MCIP, RPP Director of Planning Services Town of Oakville

Nancy Davy Director of Resource Management Grand River Conservation Authority Heather MacDonald, MCIP, RPP Director and Chief Planner Department of City Building City of Burlington

Barb Koopmans, MCIP, RPP Commissioner of Planning & Development Town of Milton

Barb Veale Director, Planning and Watershed Management Conservation Halton

Gary Murphy Director of Planning and Development Services Credit Valley Conservation

# HAPP Comments re: ERO Posting #013-5018, Modernizing conservation authority operations – Conservation Authorities Act

#	Proposed Change	HAPP Comments
Propo	Proposed Amendments to the Conservation Authorities Act	
1.	Clearly define the core mandatory programs and services provided by conservation authorities to be: natural hazard protection and management; conservation and management of conservation authority lands; drinking water source protection (as prescribed under the Clean Water Act); and	<ul> <li>HAPP supports the Province's intent to clearly define core mandatory programs and services provided by the conservation authorities. Further, to clarify the CAs' roles and responsibilities in land development/land use planning, specifically related to natural heritage and natural hazard protection and management.</li> <li>The Halton Region Municipalities of HAPP support our previous position as contained in the July 28, 2017 response.</li> <li>HAPP believes that CAs play a key role in protecting lives and property from natural hazards and education and stewardship. HAPP also supports the CA management of</li> </ul>
	protection of the Lake Simcoe watershed (as prescribed under the Lake Simcoe Protection Act)	natural hazards on a watershed basis. Our Conservation Authority partners differ from this position and have submitted their own response to the Province on the proposed changes to define the core mandatory programs and services to be provided.
		Halton Region and its local municipalities (City of Burlington, Town of Halton Hills, Town of Milton, Town of Oakville) recognizes that <u>natural hazard</u> protection has a direct link to watershed planning and should be identified as a "core service" for CAs. However, with respect to watershed planning for the management of <u>natural heritage resources</u> , service agreements between the CAs and municipalities should define the CAs' roles and responsibilities (i.e., not a core service).
		There is also a concern that by defining the core mandatory programs and services provided by CAs to include drinking water source protection (as prescribed under the Clean Water Act), the funding responsibilities for this program could be downloaded to

#	Proposed Change	HAPP Comments
		municipalities. HAPP recommends that the Province commit to sustained funding of provincially delegated programs and services as the costs should not be borne by municipal governments and taxpayers.
2.	Increase transparency in how conservation authorities levy municipalities for mandatory and non-mandatory programs and services. Update the Conservation Authorities Act, an Act introduced in 1946, to conform with modern transparency standards by ensuring that municipalities and conservation authorities review levies for non-core programs after a certain period of time (e.g., 4 to 8 years)	<ul> <li>HAPP supports the increase in transparency and clarity in how CAs levy municipalities for mandatory and non-mandatory programs.</li> <li>A clear definition of core mandatory programs versus non-mandatory programs, as well as criteria to clearly indicate whether a program qualifies as "core" or "mandatory", will be needed to ensure transparency can be provided by the CAs. Furthermore, prior to delegating any further mandatory programs or services to CAs, the Province must also ensure that the appropriate Provincial funding levels are in place to sustain any current or future provincially mandated CA programs and services.</li> </ul>
3.	Establish a transition period (e.g., 18 to 24 months) and process for conservation authorities and municipalities to enter into agreements for the delivery of non-mandatory programs and services and meet these transparency standards	<ul> <li>HAPP supports this proposal and transition period as Halton Region, local municipalities and CAs have updated the Memoranda of Agreement (MOAs) for the Region and are working towards service agreements for non-mandatory programs and services.</li> <li>Additional clarification is required regarding the process for agencies to enter into agreements for the delivery of non-mandatory programs. Also, it needs to be determined how these agreements would impact the current municipal levy approval and apportionment processes.</li> </ul>
4.	Enable the Minister to appoint an investigator to investigate or undertake an audit and report on a conservation authority	<ul><li>HAPP supports the legislation that would enable the Minister to appoint an investigator to investigate or undertake an audit and report on a CA.</li><li>As per HAPP's previous submission, HAPP recommends that the Province develop CA performance measures, and require CAs to report to the Minister, based on 'results-based accountability'.</li></ul>

#	Proposed Change	HAPP Comments		
5.	Clarify that the duty of conservation authority board members is to act in the best interest of the conservation authority, similar to not-for-profit organizations	<ul><li>HAPP supports legislation that would clarify that the duty of conservation authority board members is to act in the best interest of the conservation authority, similar to not-for-profit organizations.</li><li>As per HAPP's previous submission, HAPP recommends that efforts be made to ensure that the best management mechanisms within the CA Act align with the best management practices of other public sector corporations. Furthermore, HAPP recommends that a new method for determining municipal representation on a CA Board be developed that is reflective of both population size and geographic coverage within the watershed.</li></ul>		
Proposed provisions of the Conservation Authorities Act to be proclaimed				
6.	<ul> <li>The province is proposing to proclaim un-proclaimed provisions of the Conservation Authorities Act related to: <ul> <li>fees for programs and services</li> <li>transparency and accountability</li> <li>approval of projects with provincial grants</li> <li>recovery of capital costs and operating expenses from municipalities (municipal levies)</li> <li>regulation of areas over which conservation authorities have jurisdiction (e.g., development permitting)</li> <li>enforcement and</li> </ul></li></ul>	<ul> <li>In general, HAPP supports the proposal to proclaim the un-proclaimed provisions of the Act that were addressed as part of the previous CA Act Review once recommendations from HAPP's previous response are addressed. HAPP's previous submission included comments from Halton Region and its local municipalities (City of Burlington, Town of Halton Hills, Town of Milton, Town of Oakville).</li> <li><u>The CAs' (Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority) had provided their own agency comments on Bill 139 (Schedule 4): proposed amendments Conservation Authorities Act.</u></li> <li>HAPP maintains that its recommendations made in response to Bill 139, Schedule 4 (Amendments to the CA Act), remain valid and need to be addressed prior to the proclamation of un-proclaimed provisions of the CA Act. The key recommendations from HAPP's earlier report are as follows:</li> <li>Recommendations</li> <li>20 (1) – Objects – Section 20 (1) has been clarified, which is appreciated; however, it would be helpful to understand what is intended by "services".</li> <li>21.1 (1) – Programs and services – "Mandatory programs and services that are required by regulation." It is challenging to comment on the proposed changes without</li> </ul>		

# F	Proposed Change	HAPP Comments
	offences • additional regulations	<ul> <li>first seeing the regulation. "Such other programs and services as the authority may determine are advisable to further its objects." Further clarity is required on the scope of these programs and services. Upper-tier and local municipalities should oversee and approve these programs and services to weigh their value to residents.</li> <li>21.1 (6) – Consultation – The inclusion of a section regarding consultation requirements related to the programs and services an authority provides is supported; However it is challenging to comment fully without first seeing the regulation.</li> <li>21.2 (10) – Notice of fee change – Similar to our comment on section 18 (2) Advisory Boards, clarity is needed regarding the intent of "as it considers appropriate" and also regarding oversight of the way in which an authority gives notice.</li> <li>25 (1-6) – Recovery of capital costs of CA projects by participating municipalities – As per HAPPs previous submission, the Province should commit to delivering long-term, sustainable funding of provincially delegated CA programs and services. The cost of downloaded programs and services should not be borne by municipal governments and their taxpayers. Recovery of project capital costs should also be shared with the Province. The legislation proposes regulations governing how CA capital costs are apportioned to municipalities. As the regulations that provide details about apportionment procedures are not yet released it is difficult for HAPP to comment on and support these legislative amendments.</li> <li>27(1) – Recovery of operating expenses – The legislation introduces new regulations that provide details about apportionment procedures are not yet released so it is difficult for HAPP to comment on and support these legislative amendments.</li> <li>28 (1) – Prohibited activities re: watercourses, wetlands, etc. – The clarification in 28 (1) regarding prohibited activities is recognized and appreciated. However, given that the rationale or intent behind the proposed legislati</li></ul>

#	Proposed Change	HAPP Comments
		<ul> <li>land", "watercourse" and "wetland" have been removed from the legislation and will instead be defined by regulation. As noted in HAPP's August, 2016 joint submission on Stage 2 of the Conservation Authority Act Review, we maintain that "conservation of land" should also be a defined term to enable more consistent and transparent CA policy interpretation and decision making. As such, HAPP strongly recommends that the "conservation of land" be a defined term and that regulatory details about other prescribed definitions be released for public review to understand the implications of these changes.</li> <li>28.1 (1) – Application for permit – "and include such information as is required by regulation." Again, it is challenging to comment on the proposed changes without first seeing the regulation. HAPP strongly recommends that these regulatory details be released immediately so that municipalities and the public have an opportunity to understand the significance and implications of that a section has been added to clarify when an authority may refuse or attach conditions to a permit. As stated above, HAPP recommends that the legislation be amended to define "conservation of land".</li> <li>28.3 (5) – Power – Section 28 (14) of the current CA Act requires that, after a hearing, the authority must provide written reasons for the decision. This section has been repealed in the proposed Bill. HAPP recommends that this requirement be retained in the legislation.</li> </ul>

#### HAPP Comments re: ERO Posting #013-4992, Focusing conservation authority development permits on the protection of people and property

	Proposed Change	HAPP Comments	
1.	Update definitions for key regulatory terms to better align with other provincial policy, including: "wetland", "watercourse" and "pollution"	HAPP supports the proposal to update the definitions for these terms to better align with other provincial policy and minimize variation across the province. In order to achieve a more consistent interpretation of these terms and to assist in future legal matters that may challenge these definitions, the province should consider providing supporting documentation in the future (e.g., fact sheets or implementation guidelines).	
		Municipalities and CAs should have the opportunity to comment on proposed updated and new definitions, given the implications on local zoning and development control.	
2.	Defining undefined terms including: "interference" and "conservation of land" as consistent with the natural hazard management intent of the regulation	HAPP supports the proposal to define these terms. As per HAPP's previous submission, we maintain that "conservation of land" should be a defined term to enable more consistent and transparent CA policy interpretation and decision-making from a natural hazard perspective across the Province.	
		Municipalities and CAs should have the opportunity to comment on proposed updated and new definitions, given the implications on local zoning and development control.	
3.	Reduce regulatory restrictions between 30m and 120m of a wetland and where a hydrological connection has been severed	HAPP supports the reduction of regulatory restrictions between 30m and 120m from a wetland in some instances where the project would not have a substantial effect on the hydrologic function of the wetland. Examples include: sheds, barns, garages, replacement septic systems, small additions to single family dwellings, etc.	
		Clarification is requested regarding what is meant by "where a hydrological connection has been severed". HAPP is supportive	

	Proposed Change	HAPP Comments
		of the interpretations of this statement provided by Conservation Halton and Grand River Conservation Authority in their agency responses to the ERO posting
4.	Exempt low-risk development activities from requiring a permit, including certain alterations and repairs to existing municipal drains subject to the Drainage Act provided they are undertaken in accordance with the Drainage Act and Conservation Authorities Act Protocol	HAPP supports the inclusion of a provision that would enable the exemption of some low-risk activities from requiring a CA permit.
5.	Allow conservation authorities to further exempt low-risk development activities from requiring a permit provided in accordance with conservation authority policies	HAPP supports the inclusion of a provision that would enable CAs to further exempt low-risk development activities in limited parts of natural hazard areas where there is sufficient technical information and mapping available. This proposal would support faster, more predictable and less costly approvals for municipal governments and taxpayers.
		In HAPP's previous submission, it was recommended that the Province develop provincial standards or a risk management framework to aid CAs in the evolution of permit applications, and to consider permit exemptions for minor or common standard works.
		The Province should provide a clear and definitive exemption list, including evaluation criteria for low-risk development activities. Consideration should also be given to the requirements that will need to be in place for the implementation of these provisions, including provincially sustainable funding for up-to-date natural hazard mapping. The cost of downloaded programs and services should not be borne by municipal governments and their taxpayers.

	Proposed Change	HAPP Comments
6.	Require conservation authorities to develop, consult on, make publicly available and periodically review internal policies that guide permitting decisions	HAPP supports this proposal to require CAs to develop, consult on, make publicly available and periodically review internal policies that guide permitting decisions. We note that CAs within Halton Region already have these policies publically available on their websites.
7.	Require conservation authorities to notify the public of changes to mapped regulated areas such as floodplains or wetland boundaries	<ul> <li>HAPP supports any efforts or initiatives that increase public and indigenous community engagement or participation in CA-related programs and services, including notifying the public of changes to mapped regulated areas.</li> <li>The Ministry of Natural Resources and Forestry is responsible for determining the boundaries of Provincially Significant Wetlands in Ontario that are regulated by CAs. The Province does not currently notify the public of changes to wetland mapping, and it is recommended that the Province take on this responsibility.</li> <li>Where a municipality is undertaking a land use planning approval such as a secondary plan, notification of changes to mapped CA-regulated areas will be through the municipal consultation process. HAPP recommends that notification for land use planning approvals remain with the municipalities to avoid a duplication of public processes.</li> <li>Guidance on acceptable public notification would be helpful to outline options available to CAs. HAPP will have additional comments once the proposed implementation details are provided. Currently, the public is consulted on major changes to</li> </ul>
8.	Require conservation authorities to establish, monitor and report on service delivery standards including requirements and timelines for the determination of	CA mapping within Halton Region through their website. HAPP supports the proposal to require conservation authorities to establish, monitor and report on service delivery standards, including requirements and timelines for the determination of complete applications and timelines for permit decisions. HAPP

Proposed Change	HAPP Comments
complete applications and timelines for permit decisions	recommends that the Province consider streamlining planning and permitting requirements by establishing evaluation criteria to identify standard requirements, the review timelines, notice provisions and reporting measures to the Province.



# REPORT

<b>REPORT TO:</b>	Mayor Bonnette and Members of Council
REPORT FROM:	Bronwyn Parker, Manager of Planning Policy
DATE:	May 21, 2019
REPORT NO.:	PLS-2019-0039
RE:	2019 Growth Plan – "A Place to Grow"

#### **RECOMMENDATION:**

THAT Report PLS-2019-0039 regarding the 2019 Provincial Growth Plan, "A Place to Grow" be received for information;

AND THAT staff be authorized to continue to review and evaluate the cumulative impacts of the revised Provincial Growth Plan as it relates to the suite of proposed draft legislation regarding the land use planning system in Ontario;

AND FURTHER THAT staff report back to Council regarding comments specific to the Provincially Significant Employment Zones mapping as it relates to the Town of Halton Hills

AND FURTHER THAT the Town Clerk forward a copy of Report PLS-2019-0039 to the Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville for their information.

# BACKGROUND:

On February 27, 2019, report PLS-2019-0016 was endorsed by Council which summarized and provided comments on the Proposed Amendment No. 1 to the 2017 Provincial Growth Plan. That report is attached to PLS-2019-0039 as Appendix 2.

Comments on the Proposed Amendment were received by the Province over a 45 day commenting window, which closed on February 28, 2019.

Amendment No. 1 has now been finalized and consolidated by the Province into "A Place to Grow: Growth Plan for the Greater Golden Horseshoe" which took effect on May 16, 2019.

#### COMMENTS:

On May 2, 2019, the "More Homes, More Choice: Ontario's Housing Supply Action Plan" report was released by the Ministry of Municipal Affairs and Housing. It has been identified as an action plan aimed at tackling Ontario's housing shortfall, which is expected to facilitate expedited construction and increased supply of various forms of housing across the Province.

A Place to Grow is billed as addressing the needs of the Greater Toronto Area's growing population, diversity, people and local priorities. Specifically, the Province identifies that the new Growth Plan will:

- Provide more flexibility for municipalities to respond to local needs,
- Increase housing supply at a faster rate,
- Attract new investments and jobs,
- Make the most of transit investments, and
- Protect important environmental and agricultural assets

Report PLS-2019-0016 focussed on eight key comment areas, providing a discussion and recommendation on each. The chart attached to this report as Appendix 1 highlights the themes or comment areas, identifying to what extent the Town's observations and recommendations were taken into consideration in the final version of A Place to Grow.

A key recommendation made by the Town related to supporting Settlement Area Boundary Expansions outside of the Municipal Comprehensive Review process. The recommendation from report PLS-2019-0016 requested that the Minister take the necessary steps to support the final approval of ROPA 47(the Premier Gateway Lot 2 Replacement Employment lands at the Regional level) including the re-phasing of the portion of the Hodero lands outside of GTA West Corridor Protection in a timely fashion. This recommendation has partially been addressed by the Province, as a special transition regulation supporting ROPA 47 has been proposed.

The proposed transition regulation (ERO posting No. 019-0018) provides that ROPA 47 be subject to the Growth Plan 2019 with the exception of policy 2.2.8.6, which limits Settlement Area Boundary Expansions to 40 hectares in total size. Staff will be providing a direct response to the Province prior to June 1, 2019 supporting the proposed ROPA 47 transition regulation, and also requesting that the related local Official Plan Amendment (OPA 30) be transitioned in a similar manner.

It is important to note that the Provincially Significant Employment Zones, while refined through the revisions to A Place to Grow, are not yet entirely finalized. In a letter dated May 15, 2019, Minister Clark provided additional clarification regarding PSEZs, identifying that municipal requests for reconsideration regarding identification of lands within the PSEZs may be submitted along with supporting planning information and a Council endorsed letter to the Minister identifying the rationale for the proposed change(s) to the PSEZ mapping. Town staff intends to continue to evaluate the

proposed changes to the PSEZ mapping and bring forward a report to Council in the near future regarding the identification of PSEZs within the Town of Halton Hills.

# **RELATIONSHIP TO STRATEGIC PLAN:**

The Town's Strategic Plan contains Goals and Strategic Directions related to growth management, among others. This report is directly related to each of those Strategic Directions including:

- A.1 To promote an adequate supply of housing and range of housing choices to meet the needs of present and future residents, including affordable, accessible and seniors housing.
- C.1 To ensure an adequate supply of employment lands to provide flexibility and options for the business community and provide a range of job opportunities.
- C.4 To protect strategic employment lands from conversions to non-employment uses.
- C.5 To aggressively promote all of the Town's employment areas, including the opportunities provided by the 401/407 Employment Corridor.
- E.2 To recognize, protect, and enhance the established network of rural settlement areas that support and contribute to the countryside character of the Town.
- G.1 To provide for a moderate scale of growth that is in keeping with the Town's urban structure and protects its rural character.
- G.7 To ensure that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.
- G.8 To promote the identification of strategic employment land reserves to accommodate employment growth beyond 2031.
- G.10 To promote intensification and affordable housing in appropriate locations within the Town.
- I.1 Support Council and staff participation in efforts to advocate for issues important to the Halton Hills community
- I.6 To participate fully in Region-wide initiatives to protect and promote the Town's objectives.

#### FINANCIAL IMPACT:

There is no immediate financial impact associated with this report.

#### CONSULTATION:

The CAO and staff in Economic Development and Strategic Planning were consulted during the preparation of this report. Given the direct link to Report ADMIN-2019-2021 regarding proposed Bill 108, staff from Corporate Services and Recreation and Parks were also included in discussions.

#### **PUBLIC ENGAGEMENT:**

There is no public engagement associated with or required for purposes of preparing this report.

#### SUSTAINABILITY IMPLICATIONS:

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

The recommendations outlined in this report are linked to the Economic, Environmental and Social Pillars. The alignment of this report with the Community Sustainability Strategy is Good.

#### **COMMUNICATIONS:**

A copy of this report will be forwarded to the Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville for their information.

#### CONCLUSION:

Report PLS-2019-0039 provided a summary of the newly released Growth Plan for the Greater Golden Horseshoe, entitled A Place to Grow, which came into effect on May 16, 2019. The changes made to the Growth Plan have been evaluated based on comments provided to the Ministry of Municipal Affairs and Housing by the Town regarding proposed Amendment No. 1, and the local impacts of the proposed changes. As is summarized in the chart appended to this report, several of the Town's comments were supported and incorporated into the final Growth Plan.

In addition, the Town still has an opportunity to further comment on the location and delineation of the Provincially Significant Employment Zones as identified by A Place to Grow. Town staff intends to complete additional review and evaluation of these PSEZs and report back to Council with proposed recommendations to submit to the Minister in the coming weeks.

Reviewed and Approved by,

John Linhardt, Commissioner of Planning and Sustainability

Drenthaskal

Brent Marshall, Chief Administrative Officer

# Town of Halton Hills recommendations regarding Amendment No. 1 to the 2017 Growth Plan (Report PLS-2019-0016)

Comment Area/Theme	Town's recommendation	A Place to Grow policies
Settlement Area Boundary Expansions	To permit the SABEs outside of the MCR	Town's recommendations were partially
(SABEs) up to 40ha, outside of Municipal	process and permit the Premier Gateway	<b>supported</b> – SABEs up to 40ha outside of
Comprehensive Review (MCR) process	Lot 2 Replacement Employment lands	the MCR process are permitted. A special
	(OPA 30 and OPA 31B) to be included	transition regulation supporting ROPA 47
		(the Lot 2 Replacement Employment lands
	<b>T</b>	at the Regional level) has been proposed.
Reduced Intensification Targets from 60%	Town had no objection regarding the	Halton's intensification target remained at
to 50%	proposed intensification target recognizing	50%
Designated Creenfield Area (DCA)	that 50% was a minimum target	Town's commonte wore not supported
Designated Greenfield Area (DGA) Density Targets reduced to 50 residents	Town recommended that the DGA density target be set at 60 residents and jobs per	Town's comments were <b>not supported</b> – Halton's minimum DGA density target has
and jobs per ha	ha, as the need to reduce the target to 50	been set at 50 residents and jobs per ha
	residents and jobs per ha seemed	been set at 50 residents and jobs per ha
	unnecessary	
Major Transit Station Areas (MTSAs) -	Town supported the majority of changes	The majority of changes to this section
changes included establishing alternative	proposed and recommended support of	were adopted.
targets, setting targets in advance of the	establishing alternative targets in advance	·
MCR and clarification on range of MTSA	of the MCR process.	
boundaries		
Employment Areas – significant changes	Town comments focussed on the	Town comments were partially
were proposed including the introduction	introduction and mapping of the PSEZs,	supported. The Premier Gateway lands
of Provincially Significant Employment	suggesting that all of Halton Hills' Premier	along both the north and south side of
Zones (PSEZs) and removal of Prime	Gateway Area employment lands (both	Steeles Avenue are now included within
Employment Areas; a one-time	north and south of Steeles Avenue) be	the PSEZ mapping; however, none of the
employment conversion window; flexibility	included within PSEZs. In addition, given	Town's FSEA lands have been considered
for municipalities to set multiple density targets for employment areas; modified	the extent of Future Strategic Employment Area lands that were included within	PSEZ whereas a significant amount of FSEA lands in the Town of Milton remain
policies regarding locating and preserving	PSEZs along the 407ETR corridor in	PSEZ. In addition, policies regarding the
employment areas adjacent to major	Milton, the Town suggested that FSEAs	preservation of lands for manufacturing,
goods movement corridors; policies	should either be excluded from PSEZs or	warehousing and logistics near major
requiring municipalities to retain space for	alternatively, that the Town's FSEAs along	goods movement corridors have
a similar number of jobs during	Highway 401, the 407ETR and proposed	remained.
redevelopment of employment lands;	GTA West Corridor be included. Finally,	
clarification within existing office parks that	the Town requested flexibility in policies	

limits non-employment uses, and a policy requiring municipalities to provide appropriate interface between employment areas and adjacent non-employment areas. Rural Settlement Areas – proposed changes included a new definition of rural settlement; deletion of the undelineated built-up areas definition; exclusion of Rural Settlement Areas such as Glen Williams and Norval from the DGA and permitting the minor rounding out of rural settlements outside of the MCR process, subject to	related to the preservation of lands for manufacturing, warehousing and logistics near major goods movement corridors. The Town offered no concerns with the proposed changes given exclusion of Rural Settlement Areas from the DGA was considered logical and appropriate. In addition, the minor rounding provision did not apply to communities within the Greenbelt, including Norval, Ballinafad and Bannockburn.	The proposed changes made via Amendment No. 1 were incorporated into A Place to Grow.
criteria. Agricultural and Natural Heritage Systems – changes to these policies focussed primarily on the provincial mapping of the agricultural land base and Natural Heritage System, clarifying when the mapping will apply and that upper-tier municipalities can refine and implement the mapping in advance of the next MCR, after which further refinements to the mapping may only occur through a MCR.	The Town supported the changes proposed by Amendment No. 1, noting that should the province wish to retain the mapping, the proposed amendments were considered appropriate.	Town comments were <b>supported</b> as A Place to Grow confirms that refinement and implementation of the provincial agricultural land base and Natural Heritage System mapping can occur through the upper-tier MCR process.
Other policy matters	The Town provided comments on overall policy revisions in Proposed Amendment No. 1 including concerns regarding the deletion of key urban design policies; deletion of references to the Previous governments' Climate Change Strategy; a lack of policies regarding timely delivery of schools and a lack of policy revisions which would assist with providing affordable housing opportunities in Acton due to its location within the Greenbelt	Town comments were <b>not supported</b> . The changes proposed for these policy areas within Amendment No. 1 have effectively be entirely included within A Place to Grow.



# REPORT

REPORT TO:	Chair and Members of Planning, Public Works and Transportation Committee
<b>REPORT FROM:</b>	John Linhardt, Commissioner of Planning and Sustainability
DATE:	February 8, 2019
REPORT NO.:	PLS-2019-0016
RE:	Growth Plan for the Greater Golden Horseshoe – Proposed Amendment No. 1

# **RECOMMENDATION:**

THAT Report No. PLS-2019-0016 dated February 8, 2019 regarding Proposed Amendment No. 1 to the Greater Golden Horseshoe Growth Plan be received;

AND FURTHER THAT the Minister of Municipal Affairs be requested to support the final approval of ROPA No. 47 including the rephasing of the portion of the Hodero lands outside of GTA West Corridor Protection in a timely fashion;

AND FURTHER THAT staff and legal counsel be directed to work with Ministry staff and the Region to identify appropriate mechanisms for achieving these goals such as clear policy direction in Amendment No. 1 to the Growth Plan, provisions in the transition regulation and/or other measures that facilitates the final approval of ROPA No. 47 and the rephasing of the portion of the Hodero lands outside of GTA West Corridor Protection;

AND FURTHER THAT the Minister be requested to set the minimum density target for Designated Greenfield Areas (DGA) in Halton at 60 residents and jobs per hectare rather than the 50 residents and jobs per hectare proposed in Amendment No. 1;

AND FURTHER THAT the Minister build in flexibility to the Growth Plan to enable municipalities to set contextually appropriate targets for Major Transit Station Areas (MTSAs) based on bona fide redevelopment sites and opportunities while protecting surrounding stable residential neighbourhoods;

AND FURTHER that the Minister not include lands within the Future Strategic Employment Areas (FSEA) in Provincially Significant Employment Lands at this time. Alternatively, if the Minister is looking to definitively identify such lands for long-term planning purposes, equal consideration must be given to FSEA located within Halton Hills which are strategically located vis a vis Highway 401, the 407ETR and the proposed GTA West Corridor;

AND FURTHER THAT the Minister incorporate flexible policy language in Section 2.2.5 of the Growth Plan (Employment) to clearly facilitate employment generating uses that support more traditional Employment Uses and/or tourism uses;

AND FURTHER THAT the current wording of Policy 2.2.1 e) pertaining to the use of site and urban design standards to achieve high quality development as set out in the 2017 Growth Plan be maintained;

AND FURTHER THAT the Minister consider the contents in Council Resolution 2019-0025 passed on February 11, 2019 as well as the MEM-PLS-2019-0001 regarding climate change and greenhouse gas emission reductions;

AND FURTHER THAT a copy of this report be forwarded to the Premier of Ontario, Doug Ford, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Todd Smith, Minister of Economic Development, Job Creation and Trade, the Honourable Rod Phillips, Minister of Environment, Conservation and Parks, the Honourable Michael Tibollo, Minister of Tourism, Culture and Sport, Ted Arnott, MPP Wellington-Halton, appropriate Ministry of Municipal Affairs and Housing staff, the Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville.

# BACKGROUND:

The Growth Plan for the Greater Golden Horseshoe came into effect on July 1, 2017 in accordance with the Places to Grow Act and replaced the 2006 version of the Plan. Staff previously reported on the 2017 Growth Plan through a Council Workshop and Report No. PLS-2017-0020.

In the fall of 2018, the Province began a series of technical working group sessions with the municipal and development sectors to discuss Growth Plan implementation challenges.

On January 15, 2019, the Ministry of Municipal Affairs and Housing released proposed Amendment No. 1 to the 2017 Growth Plan for the Greater Golden Horseshoe with a commenting deadline of February 28, 2019. According to the material included on the Ministry of Municipal Affairs and Housing website, "*the proposed changes are intended to address potential barriers to increase the supply of housing, creating jobs and attracting investments*". The proposed Amendments deal with the following policy areas:

- Settlement Area Boundary Expansions
- Intensification and Density Targets
- Major Transit Station Areas
- Employment Planning
- Small Rural Settlement Areas
- Agricultural and Natural Heritage Systems

In addition, the Province's website indicates that the "*Minister is also seeking feedback* as to whether there are any specific planning matters (or types of matters) in process that should be addressed through the transition regulation. This could include, for example official plan or official plan amendments that have been adopted and are currently under appeal".

It should be noted that substantial sections of the Growth Plan remain unaltered by the proposed changes.

The purpose of this report is to summarize and provide comments on the proposed amendments.

# COMMENTS:

# 1. Settlement Area Boundary Expansions

The Province has indicated that they want to facilitate "*local municipal decisions on reasonable changes to settlement areas boundaries in a timely manner so as to unlock land faster for residential and commercial development that supports more jobs and housing*". Specific components of the proposed amendment include:

- a) Clarifying the policies to focus on outcomes rather than specifying types of studies to justify the feasibility and location of settlement area boundary expansions;
- b) A new policy that allows municipalities to adjust settlement area boundaries outside of a municipal comprehensive review<sup>1</sup> (MCR) if there is no net increase in land within settlement areas subject to criteria such as supporting a municipality's ability to meet the intensification and density targets established by the Growth Plan, meeting settlement area boundary expansion tests, and availability of municipal water and wastewater services;<sup>2</sup>
- c) A new policy that allows municipalities to undertake settlement area boundary expansions that are no larger than 40 hectares outside the MCR, subject to criteria that is similar to that referenced above with appropriate adjustments<sup>3</sup>.

# • Discussion

As drafted, the policy referenced in b) above appears to suggest that a settlement area boundary could be adjusted but that a corresponding reduction or down designation would be required elsewhere to maintain a no net increase in land within a settlement area. The overall policy intent has some similarities with the no net loss approach

<sup>&</sup>lt;sup>1</sup> Municipal Comprehensive Review (MCR) is defined by the Growth Plan as "a new official plan, or an official plan amendment, initiated by an upper or single-tier municipality under Section 26 of The Planning Act that comprehensively applies the policies and schedules of this Plan".

 <sup>&</sup>lt;sup>2</sup> This policy would not apply to settlement areas located within the Greenbelt such as Acton.
 <sup>3</sup> The additional lands and forecasted growth need to be included in the land needs assessment associated with the next municipal comprehensive review.

followed by the Town and the Region with respect to the mitigating impacts associated with HPBATS/GTA West Corridor Protection on the Halton Hills Premier Gateway (ROPA 47, OPA 30, 31 A and 31 B). In this regard, through comprehensive study as part of the Phase 1B process, the Town and the Region identified 75 hectares of replacement employment land supply to compensate for employment lands located south of Steeles in the eastern section of the Halton Hills Premier Gateway that have been effectively frozen as a result of Corridor Protection requirements. Schedule One shows the identification of these lands in relation to the existing Halton Hills Premier Gateway.

As Committee will recall, the Ministry of Municipal Affairs and Housing and Hodero Holdings appealed ROPA 47 in the spring of 2018 to LPAT. The Ministry appeal essentially stipulates that ROPA 47 must be considered in the context of a MCR in accordance with the 2017 Growth Plan. Hodero's appeal requests that the portion of their lands located outside of the limits of HPBATS/GTA West Corridor Protection be rephased from the 2021-2031 time horizon to pre-2021.

Without further clarification from the Ministry on how the policy identified in b) above would be implemented, we cannot definitively say whether this represents a solution to the Provincial appeal filed against ROPA 47.

The policy referenced in c) above would permit settlement area boundary expansions up to 40 hectares outside of a municipal comprehensive review. Although the Town and the Region have not characterized ROPA 47 as a settlement area boundary expansion, the proposed policy could provide a basis for the Ministry to reconsider their appeal before LPAT. The 40 hectare limit though would only accommodate about one half of the replacement employment lands identified in ROPA 47 and the Phase 1B Secondary Plan (OPA 30 and 31B).

It should be noted that on December 10, 2018, the Mayor and Town staff met with the Honourable Steve Clark, Minister of Municipal Affairs and Housing to discuss the Ministry appeal of ROPA 47 and the on-going challenges associated with Corridor Protection requirements on the Premier Gateway. Mayor Bonnette sent a follow up letter dated January 22, 2019 to the Minister. This letter is attached as Schedule Two to this report.

# Recommendation

That the Minister be requested to take the necessary steps to support the final approval of ROPA No. 47 including the rephasing of the portion of the Hodero lands outside of GTA West Corridor Protection in a timely fashion. This could be accomplished, for example, by incorporating clear policy direction in proposed Amendment No. 1 to the Growth Plan, appropriate provisions in the transition regulation and/or other measures to unlock economic development opportunities within these lands in a timely fashion.

# 2. Intensification Targets

The 2006 Growth Plan established a minimum intensification target of 40 % of new units to be located within the built boundary<sup>4</sup> for upper and single tier municipalities for the 2015-2031 planning horizon. The 2017 Growth Plan revised these targets as set out in Table 1 to the 2041 planning horizon.

Timeline	Minimum Intensification Target
Until the completion of the next MCR	40 %
From the next MCR until 2031	50%
2031-2041	60%

Table One – Growth Plan (2017) Minimum Intensification Targets

The Province is now proposing to establish differing intensification targets inside the built boundary for upper and single tier municipalities in the Greater Golden Horseshoe based on geographic location. The targets for Inner Ring municipalities, which would come into effect at the next MCR with no further increase in 2031, are set out in Table 2 below:

Upper or Single Tier Municipality	Minimum Intensification Target
Hamilton	60%
Peel	60%
York	60%
Durham	50%
Halton	50%

Table Two – Proposed Minimum Intensification Targets

#### • Discussion and Recommendation

The revised minimum intensification targets take into account different locational and community attributes as well as market demand considerations. The key difference in the targets for Halton relates to the post 2031 period where the minimum intensification target would remain at 50 % rather than increasing to 60%. Given that it can take time for intensification to ramp up in light of the need for larger sites and/or land assembly requirements, the presence of existing uses that have economic value and the newer development pattern that exists in Halton and the local municipalities, this is not an unreasonable change.

Regardless, a significant amount of future growth will still have to be accommodated inside the built boundary of the four local municipalities through infill and intensification.

<sup>&</sup>lt;sup>4</sup> The 2006 Growth Plan defines the built boundary as "the limits of the developed urban area as defined by the Minister of Infrastructure in accordance with Policy 2.2.3.5". The definition was updated in the 2017 Growth Plan and is now referred to as the delineated built boundary.

It should also be noted that 50% intensification rate is a minimum target which can be exceeded if the work done at the local and Regional level through the current Regional Official Plan review supports such a course of action.

Given the foregoing, staff does not have any concerns at this time with the proposed revisions to the minimum intensification target.

# 3. Designated Greenfield Area Density Targets

Durham Halton

With respect to Designated Greenfield Area (DGA) density targets, the original Growth Plan established a minimum density target of 50 residents and jobs per hectare. This was revised in the 2017 Growth Plan as follows<sup>5</sup>:

Timeline	Minimum Density Target
Existing DGA - Until the completion	50 residents + jobs per ha
of the next MCR	
Existing DGA - After the next MCR	60 residents + jobs per ha
until 2031	
New DGA post 2031	80 residents + jobs per ha

 Table Three – Growth Plan (2017) DGA Minimum Density Targets

The province is now proposing to revise these targets for Inner Ring municipalities<sup>6</sup> as shown in Table Four below:

-	
Upper or Single Tier Municipality	Minimum DGA Target
Hamilton	60 residents and jobs per ha
Peel	60 residents and jobs per ha
York	60 residents and jobs per ha

50 residents and jobs per ha

50 residents and jobs per ha

 Table Four - Proposed Minimum DGA Density Targets

<sup>&</sup>lt;sup>5</sup> The designated greenfield target was measured across both greenfield residential and employment areas in the 2006 Growth Plan. Employment Areas, such as the Halton Hills Premier Gateway, were excluded from DGA target in the 2017 Growth Plan.

<sup>&</sup>lt;sup>6</sup> The Growth Plan stipulates that the Inner Ring is comprised of the cities of Toronto and Hamilton and the Regions of Durham, Halton, Peel and York.

#### • Discussion and Recommendation

In staff's view, the minimum 80 residents and jobs per hectare target established for DGA by the 2017 Growth Plan is extremely challenging to achieve. In this regard, although land extensive uses such as schools, parks and stormwater management ponds are integral component of a complete community, they need to be offset by other land uses from a density perspective. The Town has direct experience with this with the Vision Georgetown Secondary Plan which has a minimum DGA density target of 60 residents and jobs per hectare despite over 50% of the housing mix intended for medium and high density development.

Notwithstanding the foregoing, we do not see the need to reduce the minimum DGA target to 50 residents and jobs per hectare. Instead, we suggest the target be set at 60 residents and jobs per hectare similar to what is proposed in Peel, York and Hamilton.

#### 4. Major Transit Station Areas

Major Transit Station Area (MTSA) is currently defined by the Growth Plan as:

The area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 radius of a transit station, representing about a 10 – minute walk.

The Growth Plan sets a minimum density target of 150 residents and jobs combined per hectare for MTSAs that are served by the GO Transit rail network on Priority Transit Corridors identified by Schedule 5 to the Growth Plan.

The Acton and Georgetown GO Stations are considered to be MTSAs in the context of the Growth Plan. Neither station is currently located on a Priority Transit Corridor.

Proposed amendments to the Growth Plan include the following:

- a) Revised policies for establishing alternative targets that reflect on the ground realities;
- b) A new policy that allows municipalities to delineate and set density targets for MTSAs in advance of a municipal comprehensive review; and,
- c) Clarification that MTSAs can range from 500 to 800 metres

#### • Discussion and Recommendation

As noted above, the Acton and Georgetown MTSAs are not located on a Priority Transit Corridor as defined by the Growth Plan. As such, the 150 residents and jobs minimum target does not currently apply. Given that much of the land area within both MTSAs are within stable residential neighbourhoods, achieving that target over the 500-800 metre radius would be extremely challenging. Arguably, the focus should be on establishing appropriate densities on areas that have been identified as having redevelopment potential through comprehensive study undertaken at the local level. This was the approach that was successfully followed by the Town in developing the Georgetown GO Station Mill Street Corridor Secondary Plan (OPA 7) in 2010.

Should, at some point in the future, the Acton and Georgetown MTSA be located on a Priority Transit Corridor, the ability for the Minister to approve an alternative target is considered to be appropriate. Alternatively, the Province could build in flexibility to the Growth Plan to enable municipalities to set contextually appropriate targets for MTSAs based on bona fide redevelopment sites and opportunities while protecting stable residential neighbourhoods.

# 5. Employment Areas

Proposed changes to the Growth Plan include the following;

- a) The introduction of Provincially Significant Employment Zones identified by the Minister of Municipal Affairs and Housing that must be protected and cannot be converted. Schedule One shows the location of such zones in the Town and Halton Region more generally.
- b) Removal of the Prime Employment Area designation set out in the 2017 Growth Plan;
- c) Creating a one-time window to allow municipalities to undertake some employment conversions between Amendment No. 1 to the Growth Plan coming into effect and their next MCR subject to criteria;
- d) Allowing municipalities to set multiple density targets for employment areas rather than setting a single target;
- e) Modified policies regarding locating and preserving employment areas adjacent to major goods movement facilities and corridors;
- f) A new policy that requires municipalities to retain space for a similar number of jobs when redeveloping employment lands;
- g) Clarification that within existing office parks, non-employment uses should be limited;
- A new policy that requires municipalities to provide for an appropriate interface to maintain land use compatibility between employment areas and adjacent nonemployment areas.

# • Discussion and Recommendation

One of the most notable proposed changes to the employment policies is the introduction and mapping of Provincially Significant Employment zones. In a Halton Hills context, it includes the Mansewood Industrial lands and only lands in the Premier Gateway south of Steeles Avenue (see Schedule Three). It is unclear why the lands on the north side of Steeles Avenue have been excluded from this category. Given the

locational attributes and similar policy framework, staff would suggest that all lands within the Premier Gateway are provincially significant.

Staff also notes that Provincially Significant Employment zones have been identified on the west side of the north-south leg of Highway 407ETR in the Town of Milton (see Schedule Three). These lands are identified as Future Strategic Employment Areas (FSEAs) in the local and Regional Official Plans. No FSEAs within Halton Hills have been included within the proposed Provincially Significant Employment Zones<sup>7</sup>.

As Council, may recall FSEAs are lands that are strategically located with respect to major transportation facilities and existing Employment Areas. Although FSEA are considered suitable for employment uses beyond the 2031 planning horizon, such lands are not included inside the urban boundary and are subject to MCR requirements. Including such lands within the provincially significant employment zones has the potential to preempt the results of the Regional Official Plan Integrated Growth Management Strategy including the allocation of additional employment growth and lands to the local municipalities, including the Town. Based on the results emerging from the Town's Employment Land Needs Study, it is anticipated that we will require additional employment lands within our FSEA located in proximity to the Premier Gateway.

Given the foregoing it is suggested that the Province not include lands within the FSEAs in Provincially Significant Employment Lands at this time. Alternatively, if the Minister is looking to definitively identify such lands for long-term planning purposes, equal consideration must be given to FSEAs located within Halton Hills which are strategically located vis a vis Highway 401, the 407ETR and the proposed GTA West Corridor. As Council may recall the Provincial Government has indicated that they intend to resume the GTA West EA.

Staff also notes that the Employment Area policies "stipulate that municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors including major highway interchanges, as areas for manufacturing, warehousing and logistics and appropriate associated uses and ancillary facilities". Although it is important to plan for such uses, there should be flexibility within the policies to provide for other employment generating uses that support the broader Employment Area and/or provide tourism opportunities. This could include offices, hotels, conference centres and limited retail opportunities. A good example of such an approach is the existing Gateway Area designations located at the 401 interchanges with James Snow Parkway, Trafalgar Road and Winston Churchill Boulevard contained within the broader Halton Hills Premier Gateway Area.

# 6. Rural Settlement Areas

The proposed policy changes include the following:

<sup>&</sup>lt;sup>7</sup> In a Halton Hills context, FSEAs are located in proximity to Highways 401 and 407ETR and the proposed HPBATS/GTA West Corridor.

- a) The identification of the new defined term **rural settlement** as a subset of **settlement areas** and the removal of **undelineated built up areas**;
- b) Excluding Rural Settlement Areas such as Glen Williams and Norval from the DGA;
- c) Permitting the minor rounding out of rural settlements outside of a MCR and subject to criteria such as maintaining the rural character of the area.

#### • Discussion and Recommendation

Staff does not have any concerns with the proposed policy changes. The exclusion of Rural Settlement Areas from the DGA is logical and appropriate given the limited amount of and very low density nature of development within such communities.

It should be noted that the proposed minor rounding provision would not apply to communities located in the Greenbelt (e.g. Norval, Ballinafad, and Bannockburn). Logical boundaries for these communities have been previously established by the Town through earlier planning processes. On this basis, the exclusion of such communities from the minor rounding provision does not raise any concerns.

# 7. Agricultural and Natural Heritage Systems

The proposed amendments include the following:

- a) Specification that the provincial mapping of the agricultural land base and the Natural Heritage System for the Growth Plan does not apply until it has been implemented in upper and single tier Official Plans;
- b) Before the mapping is integrated into upper and single tier official plans, the Growth Plan policies for protecting prime agricultural areas and the NHS will apply to existing municipal mapping;
- c) Specification that the upper and single tier municipalities can refine and implement provincial mapping in advance of the municipal comprehensive review;
- d) Specification that once provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a MCR.

#### Recommendation

The Province introduced provincial mapping of the agricultural land base and the Natural Heritage System as part of the 2017 Growth Plan. The need for this additional provincial mapping was never entirely clear given the detailed work already undertaken on such matters by municipalities. Nevertheless, to the extent that the Province wishes to maintain the mapping, the proposed amendments are considered to be appropriate.

# 7. Other Policy Matters

#### • Urban Design

The proposed amendment would revise Policy 2.2.1 e) by deleting references to the use of site and urban design standards to achieve high quality development. The revised wording is much more general in nature and refers to compact built form and a vibrant public realm.

The delivery of high quality built form and attractive public realm is critical particularly within the context of infill and intensification and more compact greenfield development patterns. To that end, the current wording of Policy 2.2.1 e) as set out in the 2017 Growth Plan is preferred.

#### • Climate Change

The major change in Proposed Amendment No. 1 relates to deleting references to the previous Provincial government's Climate Change Strategy and referencing the new government's Preserving and Protecting our Environment for Future Generations: A Made in Ontario Environment Plan. This also includes a revised greenhouse gas emission target of 30 percent below 2005 levels by 2030.

Staff has already provided comments on the Province's revised Environmental Plan that are summarized in MEM-PLS-2019-0001. In addition, on February 11, 2019, Council passed a resolution calling for the Province to adopt a robust impactful Climate Action Strategy to ensure that Ontario make a positive contribution towards Canada meeting its Climate Change commitments. The resolution also requests that the federal government fast track measures to address Climate Change and consider making the goal of reducing Canada's GHG emissions more ambitious. A copy of that resolution is attached to this report as Schedule Four.

#### • Public Service Facilities

Proposed Amendment No. 1 does not contemplate any policy changes to Public Service Facilities<sup>8</sup>. Such facilities include schools, which are a critical component of a complete community. Although currently not a significant issue in Halton Hills, the timely provision of schools has been a challenging issue in other communities within Halton Region. The Province is encouraged to ensure that adequate funding is provided to ensure that schools required to accommodate growth are delivered in a timely fashion.

<sup>&</sup>lt;sup>8</sup> The Growth Plan defines public service facilities as lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.

#### • Acton

The Town has recently been focusing on various initiatives to enhance investment within the Community of Acton, including collaborating with the Acton BIA to support downtown vitality and actively marketing the Halton Hills Industrial Park. The limited supply of affordable housing and intensification sites remains an on-going challenge.

Proposed Amendment No. 1 does not change the applicable policies as they relate to the Community of Acton. The 2017 Growth Plan framework stipulates that growth will be limited in settlement areas that are located in the Greenbelt. The expansion policies are more restrictive than that contained in the original Greenbelt Plan. In this regard, any proposed expansion must be modest in size, representing no more than a 5 percent of the geographic size of the community up to a maximum size of 10 hectares. In addition, residential development is limited to 50% of any expansion area.

#### **RELATIONSHIP TO STRATEGIC PLAN:**

The Town's Strategic Plan contains nine strategic directions complemented by Goals and Strategic Objectives. This report relates extensively to all of the strategic directions with a particular emphasis on those that are related to growth management. Some of the more pertinent Strategic Objectives include the following:

- A.1 To promote an adequate supply of housing and range of housing choices to meet the needs of present and future residents, including affordable, accessible and seniors housing.
- C.1 To ensure an adequate supply of employment lands to provide flexibility and options for the business community and provide a range of job opportunities.
- C.4 To protect strategic employment lands from conversions to non-employment uses.
- C.5 To aggressively promote all of the Town's employment areas, including the opportunities provided by the 401/407 Employment Corridor.
- E.2 To recognize, protect, and enhance the established network of rural settlement areas that support and contribute to the countryside character of the Town.
- G.1 To provide for a moderate scale of growth that is in keeping with the Town's urban structure and protects its rural character.
- G.7 To ensure that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.
- G.8 To promote the identification of strategic employment land reserves to accommodate employment growth beyond 2031.

- G.10 To promote intensification and affordable housing in appropriate locations within the Town.
- I.1 Support Council and staff participation in efforts to advocate for issues important to the Halton Hills community.
- 1.6 To participate fully in Region wide-initiatives to protect and promote the Town's objectives

#### FINANCIAL IMPACT:

There is no immediate financial impact associated with this report.

# CONSULTATION:

The CAO and staff in Economic Development and Strategic Planning as well as legal counsel were consulted during the preparation of this report.

# PUBLIC ENGAGEMENT:

There is no public engagement associated with or required for purposes of preparing this report.

# SUSTAINABILITY IMPLICATIONS:

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

The recommendations outlined in this report are linked to the Economic, Environmental and Social Pillars and in summary the alignment of this report with the Community Sustainability Strategy is Good.

# COMMUNICATIONS:

A copy of this report and accompanying Council resolution will be submitted to the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Honourable Todd Smith, Minister of Economic Development, Job Creation and Trade, the Honourable Rod Phillips, Minister of Environment, Conservation and Parks, Ted Arnott, MPP Wellington-Halton, appropriate Ministry of Municipal Affairs and Housing staff, the Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville.

# CONCLUSION:

This report has summarized and provided commentary on proposed policy changes set out in Growth Plan Amendment No. 1. In our view, most of the proposed policy changes are considered to be appropriate. Specific areas of concern with accompanying recommendations for enhancements have also been identified. These include:

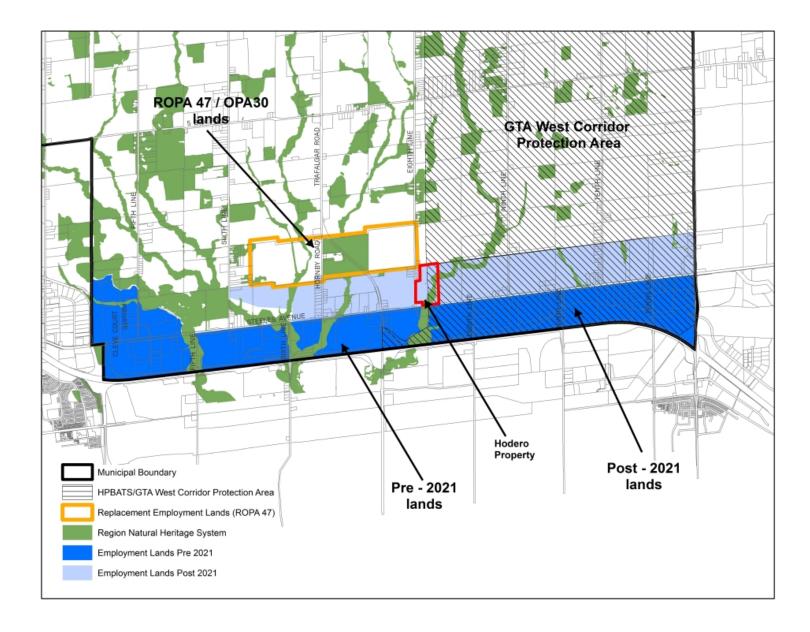
- the need for clear enabling policies to facilitate the final approval of ROPA 47 and the Halton Hills Premier Gateway Phase 1B Secondary Plan to unlock employment opportunities and assessment growth in a timely manner;
- the location of lands within the proposed Provincially Significant Employment Zones and the potential to pre-empt the Region Official Plan Integrated Growth Management Strategy with adverse impacts on Halton Hills;
- ensuring flexibility for planning of employment lands and MTSAs;
- the reduction of minimum DGA targets from 80 residents and jobs per hectare to 50 residents and jobs per hectare is seen as unnecessary. A minimum target of 60 residents and jobs per hectare is viewed as reasonable;
- Maintaining the current Growth Plan Policy 2.2.1 e) pertaining to the use of site and urban design standards to achieve high quality development;

It is recommended that Council endorse the recommendations set out in this report. A copy of the report and accompanying Council resolution should be submitted to the Province, the Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville.

Reviewed and Approved by,

Drentharshall

Brent Marshall, Chief Administrative Officer



Acton Georgetown Esquesing



Town of Halton Hills Office of the Mayor

January 22, 2019

Honourable Steve Clark Minister of Municipal Affairs and Housing College Park 17th Floor 777 Bay St, Toronto, ON M5G 2E5

# Unlocking Economic Development Potential in the Town of Halton Hills – Proposed Amendment to the Growth Plan, Transition Regulation

Dear Minister Clark:

On December 10, 2018 we met to discuss opportunities for unlocking significant economic development potential in the Town of Halton Hills, in particular in the Premier Gateway employment area. To do so, we discussed the ROPA 47 appeal, as well as a proposal for the development of a hotel, conference center and major indoor waterpark, on the "Hodero lands", located at the northeast corner of Eighth Line and Steeles Avenue.

As a follow-up to our meeting and subsequent letters dated December 17, 2018 and December 20, 2018, can you please provide an update on the Province's position on ROPA 47.

Since we met, I acknowledge that the Province has released a proposed amendment to the Growth Plan. As part of this Amendment, you have asked for additional feedback as to any specific planning matters in process that should be addressed through the transition regulation, including official plan amendments that are under appeal.

Pending a detailed review of the proposed Amendment, Town Council will provide comments to the Province by the February 28, 2019 comment deadline. In addition, at its February 11, 2019 meeting, I intend to seek Council's support for a Resolution that will ask that the transition regulation include provisions that will enable the Premier Gateway Phase 1B lands to proceed. The Resolution will request that the Province withdraw its appeal of ROPA 47. Further, the Resolution will ask for the regulation to enable the Hodero lands to proceed to development pre-2021.

1 Halton Hills Drive, Georgetown, L7G 5G2

Acton Georgetown Esquesing



Town of Halton Hills Office of the Mayor

Any further delay caused by the ROPA 47 appeal will drastically undermine the Town's, and by extension the Province's, goal of supporting economic growth and job creation.

I look forward to hearing from you.

Sincerely,

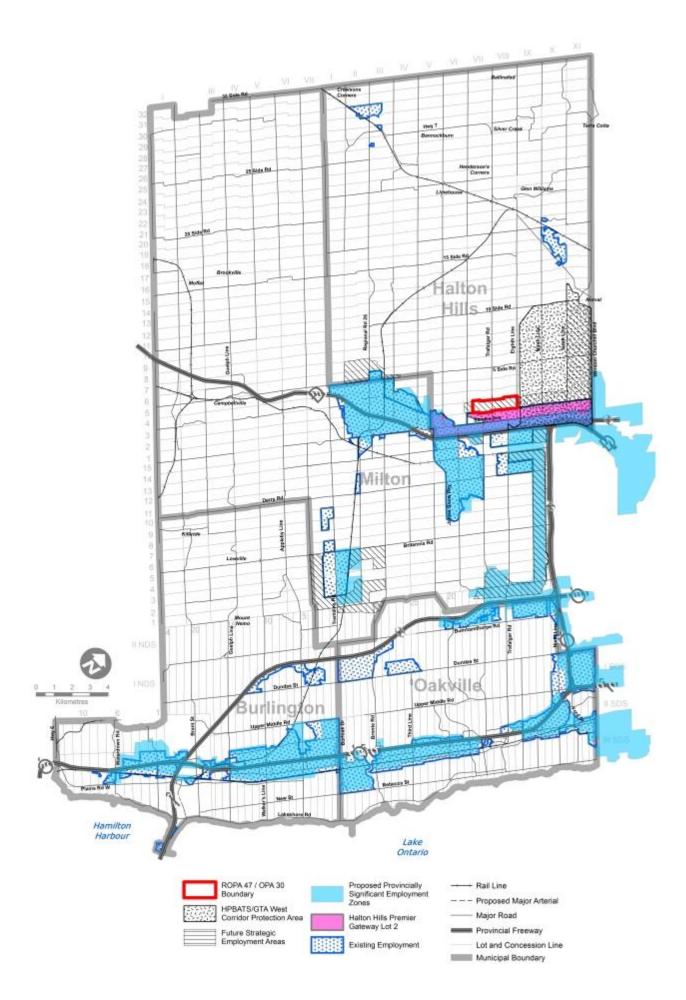
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Mayor Rick Bonnette Town of Halton Hills

cc.: Ted Arnott, MPP, Wellington-Halton Hills Brent Marshall, CAO, Town of Halton Hills

1 Halton Hills Drive, Georgetown, L7G 5G2

905-873-2601 | Page 136 of 194 | haltonhills.ca



Page 137 of 194



#### THE CORPORATION OF THE TOWN OF HALTON HILLS

Moved by:	Date: February 11, 2019
Seconded by:	_Resolution No.:

15.2

AND WHEREAS Report PLS-2019-0001 Climate Change Adaptation Plan and the associated report by Klimaat Consulting & Innovation Inc. "Key Climate Indicators for Halton Hills" conclude that a "Business As Usual" scenario will have a significant impact on heat stress-related illness, mortality and productivity especially for vulnerable populations;

AND WHEREAS under a" Business As Usual" scenario building cooling load requirements and costs are estimated to increase three to four-fold;

AND WHEREAS night time cooling is projected to decrease significantly resulting in reduced capacity for urban centres and individual buildings to shed heat at night;

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;

AND WHEREAS Halton Hills is investing in a Climate Change Adaptation Plan to protect capital assets from the expected negative impacts of Climate Change and is updating green building and development engineering standards to reduce greenhouse gas emissions and meet climate change targets;

AND WHEREAS the Town of Halton Hills is investing in a Corporate Energy Plan to reduce its greenhouse gas emissions.

THEREFORE BE IT RESOLVED that the Mayor write to the Premier of Ontario urging the Province to adopt a robust impactful Climate Action Strategy designed to ensure that Ontario makes a positive contribution towards Canada meeting its Climate Change commitments; AND FURTHER THAT a copy of the Consultant's Report and the Staff Report accompany the letter to the Premier;

AND FURTHER THAT the Province be urged to reinstate cost sharing with municipalities, businesses and residential home owners to retrofit buildings to achieve energy savings and reduced GHG emissions;

AND FURTHER THAT this resolution be forwarded to Prime Minister Trudeau and Minister of the Environment and Climate Change Catherine McKenna with a letter requesting that Canada fast track measures to address Climate Change and consider making the goal of reducing Canada's GHG emissions more ambitious;

AND FURTHER THAT this resolution be circulated to MPP Ted Arnott, MP Michael Chong, all other Halton Municipalities, AMO and FCM.

Mayor Rick Bonnette



# REPORT

REPORT TO:	Mayor Bonnette and Members of Council
<b>REPORT FROM:</b>	Johanna Amaya-Carvajal, Facilities Capital Projects Supervisor
DATE:	May 16, 2019
REPORT NO.:	RP-2019-0020
RE:	Tender Award for Contractor of the Bundled Roof (4) & Cooling Tower (1) Replacement Project

#### **RECOMMENDATION:**

THAT Report No. RP-2019-0020 dated May 16, 2019, regarding the Award of Proposal T-061-19 for Contractor of the Bundled Roof (4) & Cooling Tower (1) Replacement Project be received;

AND FURTHER THAT Eileen Roofing Inc. 1825 Wilson Ave, North York ON M9M 1A2 be awarded the Contract No. T-061-19 Bundled Roof (4) & Cooling Tower (1) Replacement Project for a total amount of \$1,350,982.80;

AND FURTHER THAT Council authorize the Mayor and Clerk to execute the necessary contract documents for this project.

# BACKGROUND:

As part of the 2018 Capital Budget deliberation Council approved Budget Committee recommendations related to four (4) Town facility roof repairs (Town Hall, Mold-Masters SportsPlex, Norval Community Centre and Robert C. Austin Centre – Central Yard Public Works Garage) and the Town Hall Cooling Tower replacement. Specifically staff identified the need for roof deck replacement and repair as part of the building lifecycle maintenance program. The Cooling Tower has reached and surpassed its end of service life. The total amount of the approved capital budget combined for all 5 projects was \$1,390,000.00.

The replacement of the cooling tower is a critical element in the HVAC system of the Town Hall. The current cooling tower is thirty (30) years old and at the end of its life-cycle. The cooling tower budget has been approved since 2018 and its replacement was deemed to be best coordinated with the roof which is also at the end of its life-cycle. Delaying the project could impact core function of the building and also incur additional dollars that are not yet allocated. Although there could conceivably be some

GHG reductions by switching to a geothermal option at Town Hall, there would need to be a feasibility study and additional geotechnical study to assess the pros and cons of such an option in replacing the current system. This would require time to complete the appropriate assessments and would certainly require significant additional budget commitments (estimate at least an additional \$500,000 for the geothermal component over and above the budget commitment for a replacement cooling tower). Staff recommends a focus on reviewing future capital projects to be more directly in line with the Climate Change directives.

#### COMMENTS:

The proposed work at Norval Community Centre and Town Hall for Roof Replacement and Town Hall Cooling Tower Replacement includes removal and disposal of existing roof and cooling tower and installation of new roof with a 2-ply modified bitumen roof system and a like for like replacement of the cooling tower. The proposed work for Mold-Masters SportsPlex and the Central Yard Garage at the Robert C. Austin Centre includes removal and replacement of a roof section with a 2-ply modified bitumen roof system.

A Request for Tender (RFT) for the Bundled Roof and Cooling Tower Replacement was issued on April 15, 2019. The bid was posted on the Town's website and advertised on the bids-and-tenders.ca website.

23 firms downloaded the document. The RFT closed on Wednesday, May 15, 2019. Five (5) submissions were received as follows (including HST):

Contractor	Total
Eileen Roofing Inc.	\$1,438,557.80
Can-Sky Roofing & Sheet Metal Inc.	\$1,652,615.96
Applewood Roofing and Sheet Metal Ltd.	\$1,662,908.00
Triumph Roofing & Sheet Metal Inc.	\$1,734,492.37
Nortex Roofing Inc.	\$1,833,848.75

The scope entails the Roof Replacement of the following 4 facilities:

Facility	Scope of Work
Town Hall	Entire Roof Replacement
Town Hall	Cooling Tower Replacement
Mold-Masters SportsPlex	Roof Replacement of section of roof
Norval Community Centre	Entire Roof Replacement
Central Yard Public Works Garage	Roof Replacement of section of roof
_	(Areas 202 only)

One section (area 201) from the Central Yard Public Works Garage tender has been excluded from the scope of work due to budget constraints.

Bids were evaluated by bonding and insurance requirements and pricing. Eileen Roofing Inc. was determined to be the lowest submitted bid.

# **RELATIONSHIP TO STRATEGIC PLAN:**

There is no direct relationship cited in the Town of Halton Hills Strategic Plan 2031.

# FINANCIAL IMPACT:

The required capital budget for this award of tender is being derived from multiple capital projects. As part of the on-going quarterly reporting on capital project status, staff will identify if there are any funding shortfalls in excess of the contingencies assigned for each project, and seek Council direction on the allocation of funds if required.

#### CONSULTATION:

Staff worked in conjunction with Town Purchasing staff from the Corporate Services Department and they are in agreement with this recommendation.

The Manager of Purchasing is in agreement with this recommendation.

The Manager of Accounting and Town Treasurer is in agreement with this recommendation.

# PUBLIC ENGAGEMENT:

There is no public engagement required for this report.

#### 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 is not applicable to the Strategy's implementation.

# COMMUNICATIONS:

Staff discussions with Eileen Roofing Inc. will occur as to the scheduling and the Town's expectations toward customer service, additional notices will be sent to staff, tenants and any affected residents prior to commencing of work. Town staff and design consultants (OHE Consultants) will work closely with Eileen Roofing Inc. to ensure the work is carried out in accordance with the contract document and specifications and with as little disruption to Town Hall staff, facility operations and local community as possible.

Notice of Construction letters will be communicated to Town Hall, each facility and affected residents. Additional notices will be sent to these parties informing of any delays in work.

#### CONCLUSION:

The bid document submitted by the vendor meets or exceeds our specifications in all regards. Staff recommends Council Award Tender T-061-19, Bundled Roof (4) & Cooling Tower Replacement Project to Eileen Roofing Inc.

Reviewed and Approved by,

Stephen Hamilton, Manager of Facilities

M. J. Light

Moya Jane Leighton, Manager of Accounting and Town Treasurer

Wanen Hamis.

Warren Harris, Commissioner of Recreation and Parks

Drentharshall

Brent Marshall, Chief Administrative Officer



# REPORT

REPORT TO:	Mayor Bonnette and Members of Council
REPORT FROM:	Michelle Mathies, Project Manager, Municipal Infrastructure
DATE:	May 22, 2019
REPORT NO.:	TPW-2019-0024
RE:	Connecting Links Update and Contribution Agreement

#### **RECOMMENDATION:**

THAT Report No. TPW-2019-0024, dated May 22, 2019, regarding Connecting Links Update and Contribution Agreement, be received;

AND FURTHER THAT Council supports the application to the Ministry of Transportation (MTO) for the Main Street North Bridge, Site No. 13, Rehabilitation in Halton Hills (Georgetown), as part of the Connecting Link Funding Program;

AND FURTHER THAT if the Town is successful in securing funding from the Connecting Link Funding Program, Council be requested to pass a resolution to enter into an Agreement with MTO and authorize the Mayor and Clerk to execute the necessary contract documents for this project;

AND FURTHER THAT if the Town is successful in securing funding from the Connecting Link Funding Program, that 10% of the cost to the maximum of \$300,000.00 be derived from the Capital Replacement Reserve;

AND FURTHER THAT a copy of this resolution be forwarded to MTO.

# BACKGROUND:

On March 29, 2017, a letter from the Minister of Transportation, Stephen Del Duca, advised Mayor Rick Bonnette that the Town of Halton Hills was selected for funding under the first intake of the Connecting Links Program for the detailed design of Main Street North Bridge, Site No. 13 in Halton Hills (Georgetown). The detailed design phase of the project was completed in 2018, with the intent that when Connecting Links Funding was available next, the Town of Halton Hills was to apply for funds to cover the construction phase of the project.

In April, 2019, the Province committed to a dedicated Connecting Link Funding Program to help seventy-seven (77) municipalities pay for the construction and repair of their Connecting Link infrastructure.

This funding will be application based. The MTO will provide funding for up to 90% of eligible project costs, to a maximum of \$3 million per project. Applicants are required to contribute the remaining 10% of eligible project costs and pay for all ineligible project costs.

# COMMENTS:

To enable the project to proceed (if successful), MTO requires that the Town enter into a Contribution Agreement (Agreement) for the funding as outlined above. This Agreement must be signed and returned to the MTO, accompanied by a Council resolution.

The MTO will notify the successful Municipalities in June, 2019. Due to the late award, the eligible timeframe is being extended into 2019-2020 to allow for construction completion.

Work will commence immediately upon award to review the initial design work, and prepare the tender package for release in late 2019. The rehabilitation work is expected to take seven (7) months, with completion expected November, 2020. The Contract Administration and Inspection for this project will be completed by the Consultants currently retained to complete the detailed design. This work will be supported by Town staff.

In order to meet the requirements of the Contribution Agreement, work will begin immediately for the project. To make funds available for the supporting contracted services, the Town's portion of the eligible project cost, \$300,000.00, must be transferred from the Capital Replacement Reserve.

# **RELATIONSHIP TO STRATEGIC PLAN:**

There are a number of objectives within the Town's Strategic Plan that are directly related to the implications involved with the cancellation of the MTO's Connecting Link Funding Program:

- H.1 To provide infrastructure and services that meets the needs of our community in an efficient, effective and environmentally sustainable manner.
- H.6 To work with other orders of government to ensure the provision of a safe, diverse and integrated transportation system.

# FINANCIAL IMPACT:

The total estimated cost for the project is \$3,000,000.00.

Should the application be approved for the MTO Connecting Link Funding Program, the following will apply:

The Town's portion of the funding (\$300,000.00) for the MTO Main Street North Bridge, Site No. 13, structure rehabilitation in Halton Hills (Georgetown), be derived from the Capital Replacement Reserve.

# CONSULTATION:

Staff consulted with MTO staff regarding the Contribution Agreement, schedule, project milestones, and reporting requirements.

The Town Clerk is aware of this report.

The Manager of Accounting and Town Treasurer is aware of this report.

The Manager of Transportation is aware of this report.

# PUBLIC ENGAGEMENT:

There was no public engagement required for this report.

# 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 relationship between this report and the Strategy is summarized below:

The recommendation outlined in this report advances the Strategy's implementation.

The Main Street North Bridge, Site No. 13 Rehabilitation supports two pillars of sustainability by providing economic prosperity through infrastructure renewal and provides social well-being by providing reliable transportation. The alignment of this Report with the Community Sustainability Strategy is good.

# **COMMUNICATIONS:**

The Agreement with the Ministry of Transportation will outline signage requirements of the project. The Town of Halton Hills will host a Public Information Centre in the fall of 2019 prior to the commencement of construction. Notice of Construction letters will be hand-delivered to affected businesses and property owners prior to commencement. Additional notices will be sent to businesses and property owners informing of any delays in work. Town staff will work closely with the successful Contractor to ensure the

work is carried out in accordance with the contract documents and with as little disruption to the local community as possible.

# CONCLUSION:

In order to be eligible for funding, a Council resolution to support the Town's Connecting Links Funding Program application must be provided to MTO prior to June 14, 2019.

In order to receive funding in an amount up to \$2,700,000.00 through the Connecting Links Funding Program for the final design and construction of the Rehabilitation of Main Street North Bridge, Site No.13 in Halton Hills (Georgetown), the Province requires the Town to enter into a Contribution Agreement upon award of the funding.

Further, in order to make funds available for contracted services, staff is requesting the authorization to transfer the Town's portion of the eligible project cost, \$300,000.00, from the Capital Replacement Reserve.

Reviewed and Approved by,

M. J. Light.

Moya Jane Leighton, Manager of Accounting and Town Treasurer

Chris Mills, Commissioner of Transportation and Public Works

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Brent Marshall, Chief Administrative Officer



# MEMORANDUM

TO:	Mayor Bonnette and Members of Council
FROM:	Brent Marshall, Chief Administrative Officer
DATE:	May 14, 2019
MEMORANDUM NO.:	MEM-ADMIN-2019-0010
RE:	2019 Provincial Budget Update

# PURPOSE OF THE MEMORANDUM:

The purpose of this memo is to share information and possible implications associated with implementation of the Provincial budget.

# BACKGROUND:

On April 11, 2019, the Provincial Government delivered its 2019 budget. The budget includes funding cuts to a wide number of programs and agencies, the impacts of which will be felt at a local level. The budget does not, for the most part, provide in depth breakdowns of the measures the ministries will implement, and since the release of the budget, a number of announcements have been made providing some additional information. However, many details regarding the budget and subsequent announcements remain unknown at this time.

# COMMENTS:

The Province's 2019 budget, *Ontario's Plan to Protect What Matters Most*, is focused on cost reductions with a stated intention to achieve a balanced budget by 2023-24. What follows is a summary of information known regarding possible impacts.

Halton Region report CA-08-19 is attached as Appendix A and provides additional information regarding potential budget impacts at the regional level, which ultimately may affect the overall property tax rate for residents.

# Local Impacts

# Surpluses

In the past few years, the Town has used confirmed surpluses from the previous year to bolster reserves, fund needed contractual positions until a more permanent funding solution is available, and support other critical services not otherwise planned, e.g., ActiVan, youth centres. There will now be more scrutiny of public sector budgets, and the province is expected to require that all surpluses go to pay down debt. This means that the Town's only recourse to fund unexpected or pressing needs would be through reserves, if there is capacity, or to enter into additional debt, with the accompanying interest

# **Provincial Government Transfers**

There is some uncertainty around future provincial government transfers including the Ontario Community Infrastructure Fund (OCIF), which in 2018 funded infrastructure projects in the amount of \$1M and the Province's gas tax funding, which provided \$427,415 of support for the 2017/18 operating program for ActiVan. Staff has received confirmation of \$1,581,524 in OCIF monies for 2019, but the Province has signaled that the future of OCIF funding is unknown. Town staff does expect to receive provincial gas tax for the 2018/19 program of \$595,498. It is important to note that the Province has pulled back from the previous government's promised increase to the gas tax, which means that the Town will not be receiving the additional \$595k expected by 2022. On the positive side, the Town has received a one-time allocation of \$1.8M of Federal Gas tax and staff is in the provincial gas tax program will not continue with the current funding formula. It is clear that both OCIF and the provincial gas tax programs represent a major source of funding for the Town.

# **Property Taxes**

The Province will be conducting a review of the existing assessment system although details are not yet clear. If there are reductions at MPAC, it could impact the timeliness of information including the addition of properties to the tax roll. MPAC will be adding more taxpayer representation on to their Board which could influence policies. If assessment calculations are adjusted, it may impact local tax rates.

# **Other Considerations**

Bill 100, introduced April 11, 2019 seeks to implement budget measures in accordance with the Provincial Government's stated mandate.

On May 2, 2019, Bill 108 was introduced by the Minister of Municipal Affairs and Housing. Bill 108 is an omnibus bill, containing numerous amendments to many pieces of legislation, including but not limited to, changes to:

- Development Charges Act
- Local Planning Appeal Tribunal Act
- Planning Act
- Conservation Authorities Act
- Environmental Assessment Act
- Endangered Species Act
- Ontario Heritage Act

Report ADMIN-2019-2021;Bill 108 More Homes, More Choice Act outlines potential implications for the Town, which will include impacts on finances, local processes, and potential further impacts to budgets.

Finance will also be bringing forward a report on the "State of Finance" in the near future which will provide additional information on impacts from the Provincial Budget, Bill 108 and Long Range Financial Plan.

# CONCLUSION:

Since the release of the Provincial Budget on April 11, details continue to surface regarding the true impacts of the proposed changes contained in Bill 100. Information is being shared by the Province and through Ministries in a piecemeal fashion. As impacts are understood and official communications received regarding funding changes, Council will be kept informed.

Reviewed and approved by,

Drentharshall

Brent Marshall, Chief Administrative Officer



Report To:	Regional Chair and Members of Regional Council
From:	Jane MacCaskill, Chief Administrative Officer
Date:	May 22, 2019
Report No Re:	CA-08-19 - 2019 Provincial Budget Update

# **RECOMMENDATION**

THAT Report No. CA-08-19 re: "2019 Provincial Budget Update" be received for information.

# <u>REPORT</u>

# **Executive Summary**

- On April 11, 2019, the Provincial Government delivered the 2019 Provincial budget, which includes funding and program changes for municipalities, particularly in the areas of public health, paramedic services, social services and employment services.
- Following the delivery of the budget 2019, a number of additional announcements were made by the Provincial Government which provide some additional information regarding impacts to Halton.
- Cost sharing reductions were also announced for agencies who receive transfer payments including Conservation Authorities.
- Many details regarding these announcements remain unknown at this time.

# Background

2019 Provincial Budget

On February 26, 2019, the Provincial Government introduced its 2019 budget, *Ontario's Plan to Protect What Matters Most.* The budget was focused on cost reductions and governance and structural changes in a number of areas. As per the memo to Council on April 18, 2019, the changes affecting municipalities include:

- adjusting provincial-municipal cost sharing of public health funding
- establishing 10 public health entities and 10 new autonomous boards of health with one common governance model by 2021
- integrating Paramedic Services and 22 provincial dispatch communication centres
- integrating social assistance employment services into Employment Ontario
- reducing the children's, housing and social services sector spending from \$17B in 2018-19 to \$16B in 2021-2022

# Discussion

Since the delivery of the 2019 budget, there have been a number of subsequent announcements and developments from the Provincial Government that impact Regional services. While some of these announcements result in immediate changes and financial implications, they are lacking detail and implementation specifics.

# Public Health

On April 18, Chairs of Boards of Health and Medical Officers of Health were notified of financial impacts that would begin immediately. The Provincial Government will be reducing the current cost-sharing arrangement over three years, effective April 1, 2019.

The following changes to provincial-municipal cost sharing have been announced:

- 2019-20\*- 60:40 for Toronto; 70:30 for all other public health units \*As of April 1, 2019
- 2020-21 60:40 for Toronto; 70:30 for other public health units
- 2021-22 50:50 for Toronto

60:40 for 6 regions with population greater than 1 million 70:30 for 3 regions with a population less than 1 million (10 regional entities).

The funding reductions are for all provincial cost-shared programs delivered by public health, including those that are currently 100% provincially funded and 75:25 cost-shared.

As a result of the reduction in funding from the Provincial Government, Halton Region will experience an estimated impact of \$1.5 million in 2019, with the assumption that the changes to the funding reductions are effective April 1, 2019, and not retroactive to January 1, 2019. Staff will look for opportunities to mitigate this variance, and will report back with updates through the variance reports. In 2020, the annualized impact of the funding reduction to 70% is \$2.0 million, and the reduction of the provincial share to 60% in 2021-22 would result in a further estimated \$2.7 million impact. The full impact of the reduction to a 60% cost share is approximately \$4.7 million per year from the current level of funding. This would equate to an overall property tax increase of 1.8%.

The Provincial Government is encouraging public health units to look for administrative efficiencies, rather than front-line cuts. They have however indicated they will consider

one-time funding to help mitigate impacts and consider a waiver of Ontario Public Health Standards expectations on a board-by-board basis. It is unclear which standards can be waived as no specific direction has been provided by the MOHLTC.

Staff are reviewing programs and budgets to identify strategies to mitigate the impacts of the funding reductions for 2019.

Also announced on April 18<sup>th</sup> was that the structure and governance model of existing Boards of Health will change to 10 autonomous agencies. It should be noted that details of these changes including the governance of the 10 agencies is still unknown. It is expected that municipalities, through property taxes will be expected to fund public health.

Halton's current governance model of being imbedded in the municipality has proven to be very effective. Halton delivers high quality programs to residents in a cost effective manner. Halton Region Public Health has strong relationships with the region's local hospitals, school boards, and provides a community and patient centric approach resulting in accountability and transparency. Staff will continue to monitor this issue and work with AMO and other partners such as the Association of Local Public Health Agencies (alPHa) to promote the interests of Halton residents.

# Paramedic Services

On April 15, the Provincial Government indicated that it will be restructuring the existing 52 municipal paramedic services to 10 services. No additional information has been made available as this time.

Paramedic services were downloaded from the Provincial Government to the Region in 1999. Since that time, the Region has made significant investments and service level improvements. Halton Paramedic Services provide high quality and valuable services.

The Ministry of Health and Long-Term Care has committed to consult municipal partners, including AMO, as they undertake the proposed restructuring of paramedic services. Regional staff will continue to monitor and advocate on this issue to promote the interests of the people of Halton.

# Children's Services

Halton Region and other service system managers for early years and child care have received formal notification from the Ministry of Education of a reduction in funding in 2019, as well as changes to cost sharing arrangements and administration funding. Beginning in April 2019, all service system managers will be required to cost-share the operating portion of Child Care Expansion Plan funding (previously 100% Provincial) by contributing 20% municipal funding. In addition, as of April 2019, the Provincial Government has directed cost sharing for all early years and child care administration funding (50/50 cost share). This is consistent with historical child care administration funding, but all new administration funding has been 100% Provincial up until now.

Additionally, allowable administration funding has been reduced from 10% to 5%, and will now be cost-shared.

Overall, there is a reduction of \$2.4 million from the 2018 funding allocation. The majority of this decrease relates a decrease of \$2.3 million in fee stabilization funding related to wage grants for providers. Of the \$3.1 million available in stabilization funding for 2018, \$2.3 million was paid out as a one-time rebate to parents of children at licensed child care centres. Halton has been advised that this funding has not been continued for 2019 beyond the first quarter. Halton did not expect or budget for the \$2.3 million in fee stabilization funding, minimizing the budget impact in Halton. Fee stabilization funding in the amount of \$765,000 for the period of January – March 2019 will not continue in 2020.

Currently, the Region contributes \$8.3 million for early years and child care, which is \$4.8 million above the 2018 legislated requirement of \$3.5 million. The changes to the costsharing requirements will result in an estimated \$2.0 million increase in the legislated Regional contribution. Due to the Region's continued investment in early years and child care above the legislated amount to meet the needs of the community, it is expected that the Region can re-allocate the additional Regional contribution between programs to meet the new legislative requirements, mitigating the impact of the increased legislated Regional contribution. The full funding guidelines still need to be received before the impacts can be confirmed.

Due to the Region's conservative approach in the 2019 budget, the impacts of the funding reductions and changes to cost sharing and administrative funding have been mitigated, resulting in a projected variance of \$993,000 compared to the 2019 budget. Reductions are planned to the Wage Enhancement Grant and Fee Subsidy to align with available funding. Based on historical spending and community need, it is anticipated that service levels will not be significantly impacted.

# **Employment and Social Services**

The Provincial Government announced that it will be integrating its social assistance employment services into Employment Ontario to create more streamlined supports that are locally delivered and focused on improving outcomes for all job seekers. Through a competitive process open to any public, not-for-profit or private sector organization, service system managers will be selected to deliver the Employment Ontario programs. Our understanding is that changes to Ontario's employment services will be implemented gradually, over several years, starting with three prototypes in the fall of 2019. The Provincial Government is scheduling vendor engagements to provide organizations interested in bidding for the role of service system manager with information about the government's plans for the transformation and more details about the preliminary operating model. Regional staff will monitor and develop recommendations regarding the Regions role in employment services. The Region is currently funded by the Provincial Ministry of Training, Colleges and Universities (MTCU) to deliver a suite of employment programs. The impact of the transition to local systems managers for employment services is not yet known. In addition to the employment services transformation, the Provincial Government has reiterated its commitment to social assistance reform and modernization including: achieving better outcomes for clients; reducing costs and administrative burden; and, ensuring programs are more accountable to the people of Ontario. Changes to the provincially funded and delivered Ontario Disability Support Program (ODSP) have also been announced which may result in fewer people qualifying for ODSP and therefore requiring Ontario Works Assistance.

Funding allocations for employment services for the fiscal year 2019 – 2020 have been provided by the MTCU. In addition to a 5% reduction in Halton's administration allocation, the Employing Youth Talent and Youth Job Link programs have been eliminated resulting in a total estimated reduction of \$83,000. It's anticipated that this decrease can be managed within existing approved Regional budgets. Funding allocations for administration of the Ontario Works program are expected to be provided by the Ministry of Children, Community and Social Services within the next few weeks. While funding allocations for this year are expected to remain consistent with last year's funding levels, administrative decreases are anticipated in future years.

# Housing

Regional staff have been notified that the Community Homelessness Prevention Initiative (CHPI) has been frozen at the fiscal 2018/2019 funding level of \$5.8 million. This allocation represents a decrease from the expected \$755,000 enhancement that was to begin April 1, 2019 to March 31, 2020 and reflected into the 2019 Regional Budget and Business Plan. This results in a \$566,000 negative variance for calendar year 2019. Regional staff are investigating a potential mitigation strategy to limit impact on clients. Since the budget, the Province has signaled a notional allocation enhancement of \$755,00 for provincial fiscal year 2020/2021 which will need to be confirmed as part of the 2020 Provincial Budget process.

Two new housing funding allocations announced in the 2019 Provincial budget include \$2.8 million in funding in Halton. The Canada-Ontario Community Housing Initiative (COCHI) is a new allocation for which Halton Region will receive \$191,000 in 2019. This funding can be used to repair, regenerate and expand community housing providers whose original program agreements are expiring. The Ontario Priorities Housing Initiative (OPHI) is a new allocation for which Halton Region will receive \$2.6 million in 2019. This is a successor program to the current Investment in Affordable Housing-Extension (IAH-E) which ends March 2020. This flexible funding will allow Halton Region to address local housing priorities in the areas of housing supply and affordability. Regional staff are awaiting program guidelines associated with this new housing funding and will report back to Regional Council with more information when made available.

# Conservation Authorities

Conservation Authorities were notified on April 12, 2019 that \$3.7 million (50%) is to be cut from the annual \$7.4 million transfer payment for the Flood and Erosion Operations and Natural Hazard Prevention program this year, which will have in-year financial impact on conservation authorities. The program protects life and property from natural hazards, such as flooding and erosion. This reduction in funding is an outcome of the provincial multi-year line by line financial review and was identified as administrative savings. As a result, the following represents the loss of funding on Halton's local Conservation Authorities:

- Conservation Halton: \$145,277
- Credit Valley Conservation: \$89,589
- Grand River Conservation: \$421,385

In addition, the Ministry of Natural Resources and Forestry (MNRF) is consulting on a proposal to streamline and focus conservation authorities' role in development permitting and municipal plan review. This consultation is open until May 21, 2019.

# Conclusion

Halton Region with its four Local Municipalities is an effective two-tier government recognized for its strong financial position, safe communities, natural environment, progressive approach to urban development and reliable and citizen focused services. Halton continuously strives to ensure services are delivered in the most cost effective manner while meeting the needs of our residents.

Staff will continue to update Council on the implementation and impacts of these announcements as details become available.

# FINANCIAL/PROGRAM IMPLICATIONS

While there are a number of financial implications associated with these announcements, staff await further details in order to confirm financial and program implications.

As shown in Table 1 below, at this time, staff are estimating an operating impact of \$3.1 million in 2019 resulting from changes known to date as a result of the Provincial budget. Staff will continue to report back to Council as further details become available.

The additional funding announced for Housing of \$2.8 million for 2019 are detailed in Table 2. Staff will report back to Council once the funding guidelines are received with a plan to utilize this new funding.

Provincial Budget Subsidy Impacts					
(\$000s)		2019 pproved Budget		2019 Funding	Variance 2019 Budget - 2019 Funding
Public Health	\$	20,964	\$	19,488	\$ (1,476)
Children's Services		55,177		54,183	(993)
Housing - Community Homelessness Prevention Initiative		6,366		5,800	(566)
Employment & Social Services - Employment Programs		808		725	(83)
Total					\$ (3,118)

Table 1

# Table 2

Additional Housing Impacts						
		2019 Approved Budget		2019 Funding		Variance 019 Budget - 019 Funding
Investment in Affordable Housing - Expansion	\$	2,128	\$	2,128	\$	-
Ontario Priorities Housing Initiative (OPHI)		-		2,564		2,564
Canada-Ontario Community Housing Initiative (COCHI)		-		191		191
	\$	2,128	\$	4,883	\$	2,755

Respectfully submitted,

Sipre Senors

Lynne Simons Director, Policy Communications

&

Integration

Approved by

Jane Malaill

Jane MacCaskill Chief Administrative Officer

If you have any questions on the content of this report, Lynne Simons Tel. # 6008 please contact:

Attachments: None



# CAO's Office MEMORANDUM Administration

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- TO: Regional Chair and Members of Regional Council
- FROM: Jane MacCaskill, Chief Administrative Officer
- DATE: May 22, 2019

# RE: Update on Report No. CA-08-19 - 2019 Provincial Budget Update

This memo is to provide Council with an update on Report No. CA-08-19 – 2019 Provincial Budget Update. Following the printing of this report, a number of additional announcements were made by the Provincial Government which provide some additional information regarding impacts to Halton. However, many details surrounding these announcements still remain unknown at this time.

### Public Health

It had been announced that provincial funding for the year starting April 1, 2019 would be reduced from 75% to 70% for Public Health. It has now been clarified that the Ministry has taken into consideration that the Region of Halton has for many years contributed more than 25% for the cost-shared programs, and as such, there is no reduction anticipated to the funding included in the 2019 budget. The Province however continues to signal that there will be further public health budget reductions in future years.

Staff also received notification that Halton would receive an estimated \$1.2 million in new funding for low-income seniors' dental treatment. Confirmation of funding, and further details are anticipated once funding letters are received in the next few weeks.

### Paramedic Services

Regional staff have received the 2019/20 budget allocation for Paramedic Services which indicated that the funding amount has been held at the 2018/19 level. This has resulted in a funding shortfall of \$1.8 million in the 2019 budget. The intended Provincial funding contribution is 50 per cent of costs deemed eligible for Provincial funding, however, the Provincial funding has not kept pace with the increased costs and program needs in Halton's growing community. With the level of funding provided by the Province, the Provincial cost-share is now projected to be 43 per cent of program costs.

# **Employment & Social Services**

The Ontario Works benefits are funded 100% by the Province, however the cost of administration is cost-shared. The 2019/20 program delivery funding notification was received for the Ontario Works Cost of Administration and Employment Assistance funding. Compared to the 2019 budget, there is an impact projected of \$105,000 mainly due to the per case subsidy funding being held at the 2018 level. There is the possibility of funding reductions in future years if outcome targets are not met.

Funding adjustments identified in CA-08-19 for Children's Services, Housing, and Employment Programs remain unchanged.

Please find a summary of the updated projected financial implications in the table below. Staff are projecting an estimated operating impact of \$3.5 million in 2019 resulting from changes known to date as a result of the Provincial budget.

Provincial Budget Subs	idy Impacts		
(\$000s)	2019 Approved Budget	2019 Funding	Variance 2019 Budget - 2019 Funding
Public Health	20,964	20,971	7
Paramedic Services	18,903	17,138	(1,765)
Children's Services	55,177	54,183	(993)
Housing - Community Homelessness Prevention Initiative	6,366	5,800	(566)
Employment & Social Services			
MTCU - Employment Programs	808	725	(83)
MCSS - Ontario Works Cost of Admin & Employment Assistance	4,853	4,748	(105)
Sub-total Employment & Social Services	5,662	5,473	(188)
Total			\$ (3,506)

Please find an updated summary of the new funding allocations, including the new funding for low-income seniors' dental services, in the table below.

New Funding Allocations						
	Ар	2019 proved sudget		2019 Funding	2019	ariance ) Budget - ) Funding
Investment in Affordable Housing - Expansion	\$	2,128	\$	2,128	\$	-
Ontario Priorities Housing Initiative (OPHI)		-		2,564		2,564
Canada-Ontario Community Housing Initiative (COCHI)		-		191		191
Public Health - Seniors Low-Income Dental Services		-		1,200		1,200
	\$	2,128	\$	6,083	\$	3,955

Jane Malashell

Jane MacCaskill Chief Administrative Officer



# MEMORANDUM

TO:	Mayor Bonnette and Members of Council
FROM:	Tony Boutassis, Senior Planner – Development Review
DATE:	May 14, 2019
MEMORANDUM NO.:	MEM-PLS-2019-0004
RE:	Local Planning Appeal Tribunal (LPAT) Appeal for 12 Church Street East (Acton)

# PURPOSE OF THE MEMORANDUM:

The purpose of this memo is to advise Council that an Appeal to the Local Planning Appeal Tribunal (LPAT) has been received in objection to Council's decision to approve the site specific Zoning By-law Amendment (D14ZBA17.002) to permit 11 townhouse units on lands municipally known as 12 Church Street East in Acton; see **SCHEDULE 1** – LOCATION MAP.

# **BACKGROUND AND COMMENTS:**

On April 15, 2019, Council approved a site specific Zoning By-law Amendment (Report PLS-2019-0020) to permit 11, 3-storey townhouse units at 12 Church Street East in Acton; see **SCHEDULE 2 – PROPOSED SITE PLAN**. The Notice of Passing of Zoning By-law 2019-0019 was mailed out on April 17, 2019, which identified May 7, 2019, as the last date of appeal.

On May 7<sup>th</sup> the Town received an Appeal to LPAT on behalf of Jane and Hugh Hyndman, who own 38 Willow Street South, which abuts the subject site. A copy of the appeal cover letter is attached (**SCHEDULE 3 – LPAT APPEAL COVER LETTER**) which sets out the Hyndmans' reasons for appeal, which are:

- concern over the 3-storey height of the units;
- permission for balconies at the rear of the 2<sup>nd</sup> storey;
- insufficient landscaping;
- concern over unacceptable level of traffic congestion; and,
- perceived non-conformity with the Town's Official Plan.

For Council's benefit, the Hyndmans submitted a letter to the April 9, 2019, Planning, Public Works and Transportation Committee and spoke at the April 15, 2019, Council Meeting expressing similar concerns with the proposal.

The Notice of Appeal and copies of the Zoning By-law Amendment application materials have been forwarded to LPAT for receipt.

# CONCLUSION:

This memo is being provided to Council for information only.

Reviewed and approved by,

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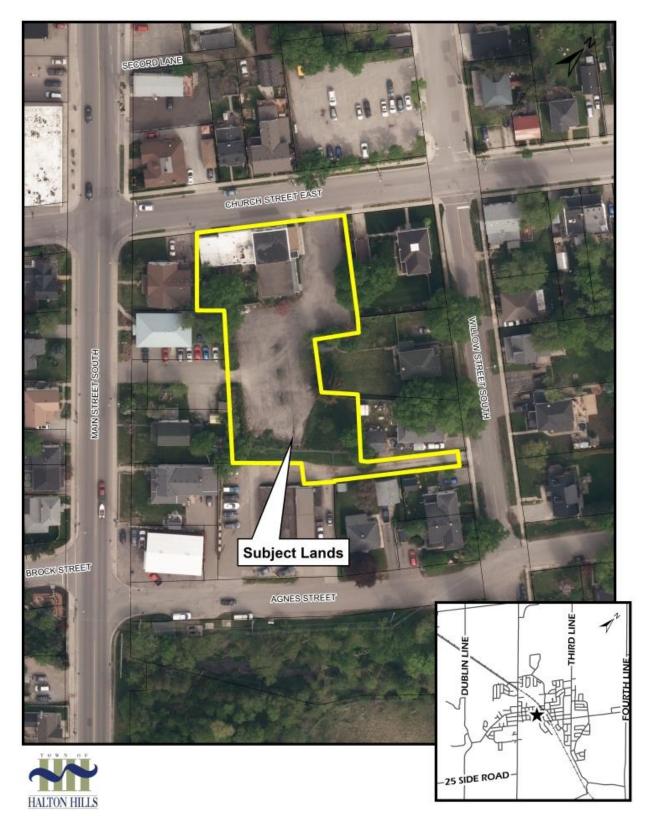
Jeff Markowiak, Manager of Development Review

John Linhardt, Commissioner of Planning and Sustainability

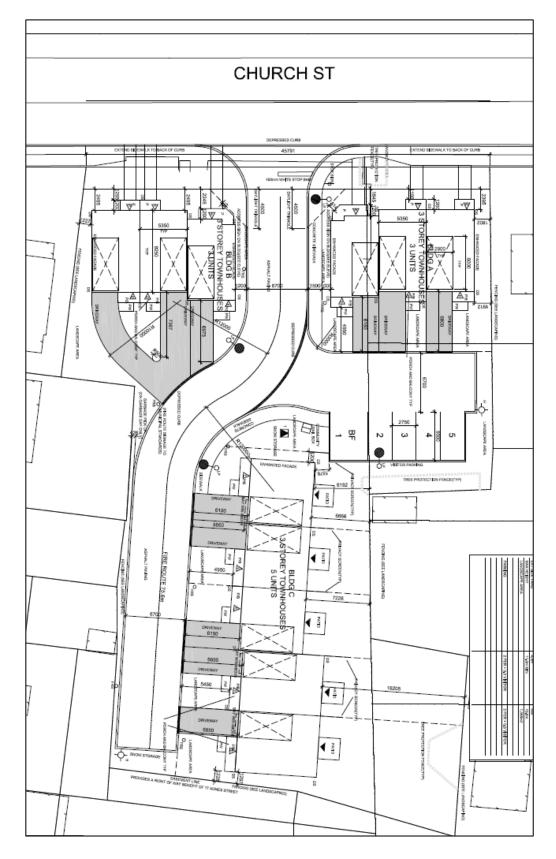
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Brent Marshall, Chief Administrative Officer

# **SCHEDULE 1 – LOCATION MAP**



# SCHEDULE 2 – PROPOSED SITE PLAN



### GARROD + PICKFIELD Environmental, Municipal and Planning Law

Peter Pickfield 9 Norwich St. W Guelph, ON N1H 2G8 Telephone: (519) 837-0500 Fax: (519) 763-2204 Email: pickfield@garrodpickfield.ca File No: 11920

May 7, 2019

Tony Boutassis, Planning Coordinator Planning & Sustainability Department Town of Halton Hills 1 Halton Hills Drive, Halton Hills, ON L7G 5G2 PLANNING DEPARTMENT MAY 07 2019 MAIL NUMBER 171

Dear Mr. Boutassis,

#### RE: Notice of Appeal Pursuant to Section 34(19) of the *Planning Act*, RSO 1990, c P13 – Zoning By-law Amendment Adoption – Town of Halton Hills

We act for Jane and Hugh Hyndman. With this letter we are filing on behalf of our clients, an appeal of the Town of Halton Hills Council ("**Council**") decision dated April 17, 2019 to adopt Zoning By-law Amendment 2019-0019 (the "**Decision**") pursuant to section 34(19) of the *Planning Act*, RSO 1990, c P13 (the "**Planning Act**"). The municipal file number associated with this Decision is D14ZBLA17.002.

#### 1. Nature of the Appeals

Our clients are the owners of 38 Willow St. S (the "**Hyndman Property**") in the Town of Halton Hills (the "**Town**") in the Regional Municipality of Halton. This property is located immediately adjacent to the property subject to the Decision and subject to this appeal.

The property subject to the Decision is legally described as Part of Lot 277, Registered Compiled Plan 1098 and Part of Lots 1 to 4, Block 15, Registered Plan 31 and Part of Lot 7, Block 15, Registered Plan 63, Town of Halton Hills, Regional Municipality of Halton and municipally described as 12 Church St. E, in the Town of Halton Hills (the "**Subject Property**").

The Subject Property is owned by D and M Developers Inc. (the "**Applicant**") who made an application to the Town for the above described Zoning By-law Amendment (the "**ZBA**"). The ZBA would amend the Town's existing Zoning By-law 2010-0050, as amended, re-zone the Subject Property from its current zoning of Downtown Commercial Two (DC2) Exception 4 to Medium Density Residential Two (MDR2) and includes site specific zoning provisions.

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#### 2. Reasons for Appeals

The reasons for appealing the Decision to adopt the ZBA are as follows:

- The ZBA does not conform to the Town of Halton Hills Official Plan (the "Town OP"), including but not limited to the specific policies described below.
- The ZBA does not conform to section D.2.5.1.4.4 c) of the Town OP, including subsections ii), iii) and v) which state:

2

c) ... The development of new townhouse, multiple and apartment dwellings and long-term care facilities and retirement homes shall require an amendment to the implementing Zoning By-law. Prior to approving such an amendment, Council shall be satisfied that:

*ii) the built form respects the character of and can be suitably integrated with adjacent residential neighbourhoods, in terms of height and massing;* 

*iii) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;* 

v) the development is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site;

The Applicant has not shown that the above Town OP policy can be met. Specifically:

- The neighbourhood is comprised of low density residential dwellings, a municipal parking lot, commercial uses and an automotive repair garage. A development of this density in this close proximity to other residential dwellings does not conform to the above Town OP policy subsection ii).
- The ZBA allows for the potential for there to be three storeys on the Subject Property where the majority of surrounding buildings are 1-2 storeys. A development of this height does not conform to the above Town OP policy subsection ii).
- The ZBA allows for balconies in the rear yards of the Subject Property which overlook the rear yard of the Hyndman Property. This is contrary to the above Town OP Policy subsection ii).
- The ZBA allows for development on the Subject Property with insufficient landscaping and buffering contrary to subsection v).
- The ZBA allows for development that will cause an unacceptable level of congestion on surrounding roads iii).

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• The ZBA does not conform to section F2.2.2 of the Town OP policy which stipulates Urban Design Requirements. Specifically, the ZBA does not conform to F.2.2.2.1 a) and b) which require that:

a) Site design incorporates the built form of structures, landscaping, services and the layout of all amenities. Site design shall promote an appropriate design relationship between the public realm, adjacent land uses, on-site operations and visual aesthetics, in order to promote an environment that is pleasant and attractive to the community.

b) Site design shall address compatibility between differing adjacent land uses in context of density, height and massing through appropriate site layout, building locations and landscape treatments.

Additionally, the ZBA does not conform to policy F.2.2.2.2 h) which requires that:

h) When a development is located adjacent to existing, or planned residential areas, sufficient building setbacks should be provided to minimize potential height and massing impacts such as overlook, shadowing and high wind speeds. Massing strategies such as stepping down towards buildings of lower height should be employed to minimize impacts. Site Plan applications may be required to submit wind and/or shadow studies to address such potential conditions.

 Approval of the proposed ZBA is not in accordance with good planning, nor is it in the public interest.

#### **3. Enclosures**

. . . . .

Enclosed, please find the following:

- The required LPAT filing fees in the form of a cheque in the amount of \$300.00 payable to the Minister of Finance; and
- o Our completed LPAT Appellant's Form A1 in accordance with LPAT requirements.

Should you have any questions or require any additional information, please do not hesitate to contact me. Thank you for your assistance.

Yours truly,

Alex V. Ciccone

Cc: Hugh and Jane Hyndman

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# **MEMORANDUM**

TO:	Mayor Bonnette and Members of Council
FROM:	Maureen Van Ravens, Manager of Transportation
DATE:	May 9, 2019
MEMORANDUM NO.:	MEM-TPW-2019-0013
RE:	Pavement Marking Program Update

# PURPOSE OF THE MEMORANDUM:

The purpose of this memorandum is to update Council with regards to the Pavement Marking Program.

# BACKGROUND:

Pavement markings provide an important guidance function to road users related to the changing alignment, vehicle positioning, vulnerable road users, intersections, and pedestrian crossing areas. Pavement markings often supplement other traffic control devices such as signs and signals and play a critical role during night conditions, particularly in rural areas.

The Town's Pavement Marking Program includes the application of pavement markings on the roads and facilities under the Town's jurisdiction that include centre lines, lane lines, edge lines, stop bars, arrows, crosswalks, parking lanes, bike symbols, accessible symbols, "Slow" symbols, and other pavement markings.

Pavement markings are installed in accordance with the standards identified in the Ontario Traffic Manuals and Ontario Provincial Standards.

# COMMENTS:

The Pavement Marking Program is divided into two sections, in-house and contractual work.

In-house work involves hand-machine work that includes painting of stop bars and crosswalks at the Arterial (minor), Collector, and Local classification intersections, and railway crossing markings. The program also includes painting of the municipal, Fire Department, recreational facilities, libraries, Public Works Yard, and Town Hall parking lots.

In 2017, the Town of Milton issued a request for tender through the Halton Co-operative Purchasing Group, which resulted in Woodbine Pavement Marking Ltd. being selected as the successful vendor. The Town's Pavement Marking Program was included as part of the tender document. This is the final year of the contract.

The work includes retracing of centre lines, lane lines, and edge lines on the Arterial, Collector and Local classification roads, painting of Arterial (major) intersections, arrows, and various durable paint projects.

To retrace the existing pavement markings, the contractor uses two types of paints. Water-based is used from May to October 15<sup>th</sup> and is more friendly on the environment and easier to remove and dispose. Oil-based is used from October 15<sup>th</sup> to the end of November and is more versatile and is applied in cold temperature.

To improve pedestrian safety at the crosswalks, enhanced pavement markings which include "ladder" style pavement markings and new stop bars are implemented. The "ladder" style and stop bar pavement markings will be applied by the contractor using durable paint, also known as cold plastic.

Durable paint (Field Reacted Polymeric) is longer lasting (3-5 years) than standard retracing paint and it is very effective in high traffic areas. The cost of durable paint is much higher than those of water-based or oil-based paints.

In addition, all bike lane projects are applied using durable paint.

# Schedule

The initial in-house work will focus on the intersections in the vicinity of schools and railway crossings.

During spring, the contractor will apply the first paint application of the year to retrace the existing pavement markings on the Arterial roads and address the 2018 pavement marking deficiencies. Due to the low durability of the water-based paint and high volumes of traffic on the Arterial roads, the Contractor will apply the second paint application in fall 2019.

In July and August, Danby Road's three roundabouts will be upgraded with new Pedestrian Crossover pavement markings and signs. At the same time, two new Pedestrian Crossovers will be installed at the Armstrong Avenue/Sinclair Avenue

intersection and in front of Centennial Middle School. The Contractor will use durable paint to apply pavement markings at the roundabouts and Pedestrian Crossovers.

In August, the Contractor will install the "ladder" style and stop bar pavement markings at the Main Street/Mill Street (Acton), Mountainview Road/Danby Road, and Guelph Street (Highway 7)/Alcott Street intersections.

Yellow centre lines and edge lines of rural, collector, and local roads are retraced once a year during the summer and fall months.

During the fall, staff will identify outstanding deficiencies to be addressed by the Contractor and schedule remedial works.

# Damage Claims

In the past few years, the Town received a number of claims due to paint damage incurred by the residents travelling through freshly painted roads. To assist in addressing those claims, staff engaged the Town's Insurance Adjuster to obtain direction on how to deal with these claims.

As indicated by the Insurance Adjuster, the Town has retained a vendor to perform this work under contract. It is the contractual responsibility of the Contractor to investigate the circumstances of the claim and it is up to the Contractor to make judgments about legal liability. As well, it is the contractual obligation of the vendor to indemnify and hold the Town of Halton Hills harmless. The Town of Halton Hills will pass all such claims along to the vendor but otherwise can take no further action.

It is recommended that the claimant process a comprehensive claim with their own insurer. If their insurer feels there is legitimate recourse against the Contractor, they will attempt to recover their subrogated interest.

We are also required to advise the claimant that there is a two-year limitation period. If they disagree with the findings of the Contractor, they have two years from the date of the incident to make a claim.

# CONCLUSION:

The Pavement Marking Program represents a significant investment in road safety. Approximately \$250,000 is spent annually on retrace and durable paint projects through both the operating and capital budget. This year, the Pavement Marking Program will be completed between the months of May and November and is included in the 2019 Traffic Engineering Work Plan.

Reviewed and approved by,

men va James

Maureen Van Ravens, Manager of Transportation

Chris Mills, Commissioner of Transportation and Public Works

Drenthaskal

Brent Marshall, Chief Administrative Officer



# **REPORT OF THE**

# **COMMUNITY AND CORPORATE AFFAIRS COMMITTEE**

# Minutes No. CCA-07-2019

Minutes of the Community and Corporate Affairs Committee meeting held on Monday May 14, 2019 at 1:30 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;
Stoff Dresents	Councillor C. Somerville
Staff Present:	<ul> <li>A.B. Marshall, Chief Administrative Officer</li> <li>J. Linhardt, Commissioner of Planning &amp; Sustainability,</li> <li>W. Harris, Commissioner of Recreation &amp; Parks,</li> <li>C. Mills, Commissioner of Transportation and Public Works,</li> <li>J. Diamanti, Commissioner of Corporate Services,</li> <li>H. Olivieri, Chief and Commissioner of Fire Services,</li> </ul>
	<ul><li>M.J. Leighton, Manager of Accounting and Town Treasurer,</li><li>D. Davey, Manager of Children and Youth Services,</li><li>V. Petryniak, Deputy Clerk</li></ul>

# 1. CALL TO ORDER

Councillor J. Fogal called the meeting to order at 1:32 p.m.

# 2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary/conflict of interest.

# 3. COMMITTEE DELEGATIONS/PRESENTATIONS

# a. Kevin Okimi, Manager of Parks and Open Space

Kevin Okimi, Manager of Parks and Open Space gave a presentation to Committee regarding Parkland Acquisition Strategy Update. (Refer to Item 4e of this agenda)

# 4. REPORTS & MEMORANDUMS FROM OFFICIALS – FIVE (5) ITEMS FOR RECOMMENDATION

# a. LIBRARY SERVICES MEMORANDUM NO. LIB-2019-0001 dated April 25, 2019 regarding Reducing Barriers to Future Success: Expanding Fine and Fee Elimination to Include Children and Youth. (Recommendation No. CCA-2019-0038)

THAT LIBRARY SERVICES MEMORANDUM NO. LIB-2019-0001 dated April 25, 2019 regarding Reducing Barriers to Future Success: Expanding Fine and Fee Elimination to Include Children and Youth, be received for information.

CARRIED

# b. OFFICE OF THE CAO REPORT NO. ADMN-2019-0017 dated May 1, 2019, regarding Award of Proposal P-043-19 for the Economic Development and Tourism Strategy. (Recommendation No. CCA-2019-0039)

THAT Report ADMIN-2019-0017, dated May 1, 2019, regarding Award of Proposal P-043-19 for the Economic Development and Tourism Strategy, be received;

AND FURTHER THAT Committee approve the award to Mellor Murray Consulting of 31 Ivy Place, Chatham, ON, N7L 5R7, in the amount of \$111,175 (plus HST) for the Economic Development and Tourism Strategy;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a purchase order to Mellor Murray Consulting of 31 Ivy Place, Chatham, ON, N7L 5R7, in the amount of \$111,175 (plus HST) for the Economic Development and Tourism Strategy.

CARRIED

c. OFFICE OF THE CAO REPORT NO. ADMIN-2019-0019 dated May 3, 2019 regarding Appointment to the Halton Hills Accessibility Advisory Committee. (Recommendation No. CCA-2019-0040)

THAT Report No. ADMIN-2019-0019 dated May 3, 2019 regarding Appointment to the Halton Hills Accessibility Advisory Committee be received;

AND FURTHER THAT the person named in Confidential Appendix A to Report No. ADMIN-2019-0019 be appointed to the Halton Hills Accessibility Advisory Committee.

CARRIED

# d. CORPORATE SERVICES REPORT NO. CORPSERV-2019-0025 dated April 26, 2019, regarding Award of Proposal P-031-19 for Managed Database Administration (DBA) Services. (Recommendation No. CCA-2019-0041)

THAT Report No. RPT-CORPSERV-2019-0025 dated April 26, 2019, regarding Award of Proposal P-031-19 for Managed Database Administration (DBA) Services be received;

AND FURTHER THAT Council approves the maintenance service contract award to KMS Datasystems, P.O. Box 2896, Elora, ON N0B 1S0 for a three (3) year term to an upset limit of \$177,000 (plus HST) with the option to renew for an additional two (2) years subject to satisfactory performance and price negotiations;

AND FURTHER THAT the Manager of Purchasing be authorized to issue purchase orders to KMS Datasystems up to the amount of \$177,000 (plus HST) for the first three year term and subsequent renewals if exercised.

# CARRIED

# e. RECREATION AND PARKS REPORT NO. RP-2019-0013 dated April 24, 2019 regarding the Parkland Acquisition Strategy Update. (Recommendation No. CCA-2019-0042)

THAT Report RP-2019-0013 dated April 24, 2019 regarding the Parkland Acquisition Strategy Update be received;

AND FURTHER THAT the key components of the Project Charter contained within Report RP-2019-0013 be approved as a framework for the implementation of a parkland acquisition strategy;

AND FURTHER THAT the Parkland Policy Review dated January 2019 and shown as Appendix C of Report RP-2019-0013 be received;

AND FURTHER THAT the Parkland Dedication Research and Recommendations dated November 2018 and shown as Appendix D of Report RP-2019-0013 be received;

AND FURTHER THAT the key Actions A to R outlined in Report RP-2019-0013 regarding parkland acquisition be approved in principle by Council;

AND FURTHER THAT staff be directed to prepare updates to the Official Plan and Parkland Dedication Bylaw for Council approval in accordance with the Actions B, D and F to R of Report RP-2019-0013 subject to any feedback from public consultation;

AND FURTHER THAT staff be directed to report back to Council on the outcomes of public consultation on the Parkland Strategy, as well as recommended next steps for Phases Three to Five of the Parkland Acquisition Strategy as contained within Report RP-2019-0013;

AND FURTHER THAT staff be directed to forward this report to the Region of Halton for consideration as part of the on-going Regional Official Plan Review.

CARRIED

# 5. CLOSED SESSION

There were no items for closed session.

# 6. RECONVENE INTO OPEN SESSION

Not applicable.

# 7. ADJOURNMENT

The meeting adjourned at 2:27 p.m.

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



# **REPORT OF THE**

# PLANNING, PUBLIC WORKS AND TRANSPORTATION COMMITTEE

# Minutes No. PPT-07-2019

Minutes of the Planning, Public Works and Transportation Committee meeting held on Tuesday, May 14, 2019 at 3:30 p.m., in the Council Chambers Halton Hills Town Hall.

MEMBERS Mayor R. Bonnette, Councillor C.Somerville, PRESENT: Councillor J. Fogal, Councillor M. Albano, Councillor B. Lewis, Councillor B. Inglis REGRETS: Councillor M. Johnson 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, M.J. Leighton, Manager of Accounting and Town Treasurer, B. King, Acting Chief Librarian, R. Brown, Deputy Clerk OTHERS PRESENT: Councillor J. Hurst, Councillor T. Brown, Councillor W. Farrow-Reed, Councillor A. Lawlor

# 1. CALL TO ORDER

Councillor C. Somerville called the meeting to order at 3:30 p.m.

# 2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary or conflict of interest.

# 3. COMMITTEE DELEGATIONS/PRESENTATIONS

NIL

# 4. REPORTS & MEMORANDUMS FROM OFFICIALS – THREE (3) ITEMS FOR RECOMMENDATION

# 4.a TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0014 dated April 29, 2019, regarding the Trucking Strategy Study. (Recommendation No. PPT-2019-0036)

THAT Report No. TPW-2019-0014, dated April 29, 2019, regarding the Trucking Strategy Study, be received;

AND FURTHER THAT Council approve the Improvement Strategies recommended in the Trucking Strategy Study indicated in the Executive Summary in Attachment 1;

AND FURTHER THAT the Mayor write a letter to the Minister of Transportation advocating for the implementation of the Truck Inspection Station and Acton By-Pass Feasibility Study and necessary funding;

AND FURTHER THAT staff be authorized to initiate the improvement strategies in the Trucking Strategy Study;

AND FURTHER THAT staff be authorized to install truck permissive signs along designated truck routes utilizing funds previously approved in the 2018 capital budget;

AND FURTHER THAT the Trucking Strategy Study be forwarded to staff at the Ministry of Transportation of Ontario, Halton Region, Town of Milton, Town of Erin and County of Wellington, Ted Arnott, MPP Wellington-Halton Hills and Gary Carr, Chair of Halton Region for their information.

CARRIED

# 4.b TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0015 dated April 30, 2019 regarding the Town of Halton Hills Transportation Strategy Update. (Recommendation No. PPT-2019-0037)

THAT Report No. TPW-2019-0015, dated April 30, 2019 regarding the Town of Halton Hills Transportation Strategy Update, be received.

CARRIED

# 4.c TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW 2019-0016 dated May 2, 2019, regarding Affordable Housing in Halton Hills. (Recommendation No. PPT-2019-0038)

THAT Report TPW-2019-0016 dated May 2, 2019, regarding Affordable Housing in Halton Hills, be received;

AND FURTHER THAT Council direct staff to take the short-term actions outlined in this report in order to address the issue of housing affordability in Halton Hills, beginning with the creation of an Affordable Housing Working Group;

AND FURTHER THAT the valuable work of the Halton Hills Housing Task Force contained in the report entitled "Housing in Halton Hills: Opportunities for Attainable Housing" (attached as Schedule Two to this report), be acknowledged, and opportunities sought to build a partnership with the Task Force;

AND FURTHER THAT the Affordable Housing Working Group review "More Homes, More Choice: Ontario's Housing Supply Action Plan" released by the Province on May 2, 2019 as part of its mandate;

AND FURTHER THAT Council direct staff to report back on the status of the implementation of the actions outlined in this report and the proposed Terms of Reference and composition of the Affordable Housing Working Group, at the appropriate time.

CARRIED

5. CLOSED SESSION

6. RECONVENE INTO OPEN SESSION

# 7. ADJOURNMENT

The meeting adjourned at 4:11 p.m.

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



# **MINUTES**

Committee of Adjustment hearing on **Wednesday**, **April 3**, **2019** at 6 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

## MEMBERS PRESENT:

Gordon Driedger, Jane Watson, Neal Panchuk, Thomas Hill, Wayne Scott

## STAFF PRESENT:

John McMulkin, Planner Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment

**1.** ELECTION OF CHAIR / APPOINTMENT OF SECRETARY-TREASURER:

## It was MOVED by Jane Watson, SECONDED, and CARRIED

"**THAT** (as per By-Law No. 2019-0011), Gordon Driedger be elected as Chair of the Town of Halton Hills Committee of Adjustment for the 2019-2022 term of Council, or until successors are appointed."

## It was MOVED by Thomas Hill, SECONDED, and CARRIED

"**THAT** Niloo Hodjati be appointed as Secretary-Treasurer of the Town of Halton Hills Committee of Adjustment for the 2019-2022 term of Council, or until successors are appointed."

- 2. CHAIR'S OPENING REMARKS.
- **3.** DISCLOSURES OF PECUNIARY INTEREST: None declared.
- **4.** APPLICATIONS HEARD BY THE COMMITTEE: Minor Variance or Permission (*Planning Act, Section 45*) Consent (*Planning Act, Section 53*)

The Secretary-Treasurer advised that there are no requests for deferral.

## 4A. HEARING #1

Minor Variance D13VAR19.008H - Daley

**Location:** 68 Church Street West (Acton), Town of Halton Hills, Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 2010-0050, as amended,

1. To reduce the exterior side yard setback from the minimum 4.5 m to permit a 1.75 m exterior side yard setback (addition to dwelling).

## To accommodate a proposed addition to a dwelling.

**Present** (oral submissions):

• Stuart Bowen

**J. McMulkin:** Stated that the proposal is in a Mature Neighbourhood, and the proposed addition is modest, and screened by existing trees. Noted no objection to approval, subject to read condition.

**S. Bowen** was present to answer any questions.

**T. Hill:** Noted that the addition would be well screened.

## It was MOVED by Wayne Scott, SECONDED, and CARRIED "THAT MINOR VARIANCE D13VAR19.008H - DALEY, BE APPROVED, SUBJECT TO CONDITION."

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated March 26, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.

## 4B. HEARING #2

## Minor Variance D13VAR19.009H - Kanis

**Location:** 29 Joycelyn Crescent (Georgetown), Town of Halton Hills, Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 2010-0050, as amended,

- 1. To increase the allowable accessory buildings from the maximum 2 to permit 3 accessory buildings.
- 2. To reduce the front yard setback from the minimum 6 m to permit a 3.5 m front yard setback (addition to dwelling).
- **3.** To increase the driveway width from the maximum 6.1 m to permit a 9.23 m driveway width.
- **4.** To reduce the side yard setback from the minimum 1 m to permit a 0.28 m side yard setback (proposed relocation of shed A).
- **5.** To reduce the side yard setback from the minimum 1 m to permit a 0.65 m side yard setback (existing shed B).
- **6.** To reduce the rear yard setback from the minimum 1 m to permit a 0.47 m rear yard setback (existing shed B).
- 7. To reduce the rear yard setback from the minimum 1 m to permit a 0.51 m rear yard setback (existing shed C).

## To accommodate a proposed addition to a dwelling, and driveway width.

**Present** (oral submissions):

• Graham Barrett

**J. McMulkin:** Stated that the proposal is adjacent to a park, and a large tree in the front yard provides screening. Noted that the dwelling has the farthest set back from the centerline of the road, and would be approximately 1 metre closer than the next closest house. Advised that Engineering has no concerns with the driveway, and that a porch railing will separate pedestrians from vehicles. Noted no objection to approval, subject to read conditions.

**G. Barrett:** Stated that the existing sheds were put up by a previous owner, and submitted a picture of the existing house.

**J. Watson:** Asked what the 3 sheds were used for.

**G. Barrett:** Responded that they were used for pool equipment, tools, etc.

**N. Panchuk:** Asked if the existing fence would be partially removed.

**G. Barrett:** Responded he was not sure what the plan is for the fence, and submitted a picture depicting the fence as it stands currently.

N. Panckuk: Asked if the shrubs will be kept.

**G. Barrett:** Responded as far as he knew.

**T. Hill:** Stated that the sheds are constructed from aluminum and easy to move, there are no issues from neighbours, and the property is private with no negative impact.

W. Scott: Asked if a new shed can be built.

**J. McMulkin:** Responded that they could demolish and rebuild a shed as long as it meets the noted setbacks.

**G. Driedger:** Noted that the existing driveway is wide, and asked if the decision is legitimizing an existing situation.

J. McMulkin: Responded that the driveway was widened in previous years.

**G. Barrett:** Responded that a small portion of the driveway is being removed to accommodate the garage.

There were discussions regarding the driveway and J. McMulkin approached the Committee and clarified measurements on the sketch.

G. Barrett submitted a petition which presented 7 signatures from surrounding neighbours in support of approval.

It was MOVED by Thomas Hill, SECONDED, and CARRIED "THAT MINOR VARIANCE D13VAR19.009H - KANIS, BE APPROVED, SUBJECT TO CONDITIONS."

- Reasons for decision: The Committee considered the variance(s) to: meet the intent and purpose of the Official Plan, and the Zoning By-law, be desirable for the appropriate use of the land, building or structure, and be minor in nature.
- The associated Planning report is dated March 27, 2019.
- The Chairman informed those in attendance of the 20-day appeal period.
- 5. ADJOURNMENT: approximately 6:20 p.m., next hearing: May 1, 2019 at 6 p.m.

Secretary-Treasurer

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



**Board Members Present:** Beverley King (Vice Chair), Sandy Mackenzie, Cindy Robinson (Treasurer), Randy Kerman (Secretary), Jane Fogal (Council Appointee), Tony Rampulla, Suzanne Clarke (Chair), Maria Bettencourt, Carolyn Callero,

Regrets: Connie Ward

**Guests:** Catharine Frith (Halton Regional Small Business Centre)

Staff Attending: Nikki Jackson (Interim BIA manager), Sheena Switzer (BIA manager)

- 1. Call to order 9:00 am By Randy Kerman Acting Chair
- 2. Acceptance of Agenda: <u>Motion: To Approve the Amended Agenda</u> Motion Moved By: Sandy Mackenzie Motion passed

Second: Cindy Robinson

- 3. Declaration(s) of Conflict of Interest None
- 4. Approval of Previous Meeting Minutes <u>Motion: To Approve the Meeting Minutes of the March 12, 2019 Board Meeting as amended</u> Motion Moved By: Randy Kerman Motion passed Second: Cindy Robinson
- 5. Correspondence Nikki
  - a) TOHH Municipal Assistance Funding approved (receiving \$2050)
  - b) TOHH Renewed status as a Community Registered Group
- 6. Guest's introduction to the board Katharine Frith, Halton Region Small Business Centre: Main focus is retail, how they can help
   Visitation visit the business owners in their stores
   Grants starter companies up to \$4500, starter plus up to \$4500
   Market research global outreach
   Resource Group various partnerships and resource access
- 7. Consent Agenda None
- 8. Manager's Report

Attached

- Action: Report accepted with no changes Discussion about wayfinding signs for our new location, Vacancies Sandy asked about a report on data collection and action to the Strategic Plan committee.
- 9. Business arising None
- 10. Council update Jane Fogal

Stakeholders engaging talk with HH Destination Downtown study Transit study Bike corral



*Motion*: To continue the corral in the same location as last year Motion Moved By: Jane Fogal Second: Tony Rampulla Motion passed

# 11. Financial Statements - Cindy Robinson

## a. Acceptance of financial statements

Motion: To accept the February financial statements as presented Motion Moved By: Cindy Robinson Second: Maria Bettencourt Motion passed

Motion: To accept the March financial statements as presented Motion Moved By: Cindy Robinson Second: Maria Bettencourt Motion passed

## 12. Committee Updates

- a) Governance Beverley By-laws will be coming to the board next meeting and policies in June or Julv
- b) Farmers market Sheena looking at wasp traps to help, sustainability grant, Signage being worked on, Truck for safety is going to be set up again. New farmer from Beamsville taking 4 stalls
- c) Beautification Sheena Long term report coming, Bike racks, Signage, Posts for Banners, Planter hangers being replaced where needed. Request for painting the boards on the McGibbon. Plaque program going ahead, Back street mural needs attention (going to approach the schools about new ones) Also some planters for around the BIA offices.

#### 13. New Business

*Motion*: To approve Glazed expressions Facade improvement grant for the amount of \$1830.60 which is half of the lower quote provided

Motion Moved By: Beverley King Second: Suzanne Clarke Motion carried

**Susanne Clarke** – due to work complications she is resigning from the Chair position.

Nominations were open to replace her: Randy Kerman was nominated by Beverly King Second: Cindy Robinson Nominations were closed and Randy Kerman was appointed as Chair

Nominations were open to replace Randy Kerman as Secretary: Suzanne Clarke was nominated by Beverly King Second: Cindy Robinson Nominations were closed and Suzanne Clarke was appointed as Secretary

14. Meeting Adjournment:

<u> Motion: To Adjourn</u> Motion Moved By: Cindy Robinson Second: Tony Rampulla Motion passed

There being no further business to conduct the Georgetown BIA adjourned at 10:15 am



Next Meeting - Tuesday May 14, 2019 @ 9:00 AM

#### Halton Hills Public Library Board

# Wednesday, April 10, 2019 Georgetown Branch-Board Room 7:00 p.m. <u>Minutes</u>

- Present:Ted Brown, Lisa Caissie, Betsy Cosper, Larry Hawes, Matt Kindbom, Ann Lawlor,<br/>Keith Medenblik, Joanna Meler, James Schumacker, Tamara Smith (Chair),<br/>Marilyn Willis
- Staff Present: Geoff Cannon, Douglas Davey, Barb Elliott (Recorder), Clare Hanman, Beverley King
- Guests: Jamie Marchant, Frank Loreto

#### **1.0** Declaration of Quorum

• T. Smith declared a quorum was present and called the meeting to order at 7:00pm.

## 2.0 Approval of Agenda

Moved by T. Brown	That the agenda be approved.
Seconded by L. Hawes	
04/10/19-1	CARRIED

#### 3.0 Presentation: Frank Loreto (Introduction), Jamie Marchant

• Frank Loreto introduced library patron Jamie Marchant, who provided the Board with an informative presentation about his experiences at HHPL and the positive effect that the library has had in his life. His discussion noted the many HHPL programs he has attended including, but not limited to, VR, board game nights, lecture series, and the Escape Room. Mr. Marchant had many positive comments about the numerous library's services he has had the opportunity to use, and hopes to continue discovering new resources in the future.

#### 4.0 Declaration of pecuniary interest

- None
- 5.0 Minutes of March 13, 2019 Moved by L. Caissie Seconded by J. Schumacker 04/10/19-2

That the Minutes of March 13, 2019 be approved.

CARRIED

#### 6.0 Consent Agenda

Items removed for discussion:

 6.1) Report No. LBD-2019-006 re: Meeting Room Policy and 2019/2020 Fee Schedule (A. Lawlor)  6.2) Report No. LBD-2019-007 re: Amendment to Halton Hills Public Library Board By-Law (A. Lawlor)

Moved by K. Medenblik	That Consent Agenda items:
	<ul> <li>6.3 Town By-Law No. 2019-0013 to appoint members of the HHPL Library Board</li> <li>6.4 New Tanner photo (Mar. 4, 2019) re: "About 40 kids"</li> </ul>
Seconded by J. Meler	be approved.
04/10/19-3	CARRIED

- 6.1) Report No. LBD-2019-006 re: Meeting Room Policy and 2019/2020 Fee Schedule
  - A. Lawlor requested clarification around why there is a direct relationship between the Library's room rental rates and the Recreation and Parks Department's rates, and also how room rentals align with the Library's income and strategic plan.
  - G. Cannon explained that in part, the library rates are in line with those of the Town to maintain ease of use as the library's rental rooms are accessed through PerfectMind, the Town's tool for managing spaces. The exceptions are the Partners' Rooms, as they are unique spaces that are available to accommodate local business needs and the library's exam proctoring service.
  - Room rentals rates consistent with Town rates align with the strategic plan by strengthening our partnership, rather than competing, to provide services to residents. In addition, in the library also provides study rooms that are available free of charge to all.
  - In view of the current increase in demand for proctoring services, B. King noted that she is currently monitoring the amount of staff time and resources in relation to the revenue from room bookings. Once the study is complete, there will be a recommendation around future proctoring rates.
  - Next steps:
    - A Board review of proctoring rates/services will be held separately from room rental rates.
    - G. Cannon will provide details regarding the rental room usage and rental revenue to the Board via email.

Moved by M. Willis	That Report No. LBD-2019-006 dated April 10, 2019
	be approved as presented.
Seconded by J. Meler	
04/10/19-4	CARRIED

- 6.2) Report No. LBD-2019-007 re: Amendment to Halton Hills Public Library Board By-Law
  - A. Lawlor noted that Council had made the decision to revise this by-law to increase the number of Library Board members by one member, in order to accommodate the wide range of talented and experienced applicants.

04/10/19-5	CARRIED
Seconded by B. Cosper	
	approved as presented.
Moved by A. Lawlor	That Report No. LBD-2019-007 dated April 1, 2019 be

#### 7.0 Correspondence

• T. Smith reported that no correspondence had been received.

#### 8.0 Business Arising

- 8.1 Board Objectives 2019
  - G. Cannon presented the draft 2019 Board objectives that were revised as per discussion at the March 10<sup>th</sup> Board meeting.
  - It was agreed that wording will be added to address exploring options for services for new neighbourhoods in Halton Hills, not only South-West Georgetown.

Moved by M. Kindbom	That the 2019 Board Objectives be approved in
	principle as revised.
Seconded by T. Brown	
04/10/19-6	CARRIED

#### 9.0 Council Update

- Recently, there was a public meeting for the Town's Transportation Plan. It is expected that the final recommendations will be presented to Council in June.
- A. Lawlor noted that the Provincial Regional Review is underway.

#### **10.0** Friends of the Library Update

- M. Kindbom reported that Caddystacks 4 was held on April 6<sup>th</sup> and that a full report would be available at the next Board meeting.
- G. Cannon reported that the online auction of gift cards closed on April 10th.
- The next Friends of the Library meeting is scheduled for Thursday, April 18<sup>th</sup>.

#### **11.0** Community Connections Update

• B. King announced that HHPL has soft-launched the new iMac Pro for public use. This professional computing tool with many specialized applications is available for use by patrons and local small businesses. Promotion of this new service will begin soon.

 G. Cannon reported that Heritage Acton has asked if flags celebrating Acton's 175<sup>th</sup> anniversary could be sold at the Acton Branch. This campaign would be similar to the Canada 150 campaign that took place in 2017.

Moved by A. Lawlor	That on behalf of Heritage Acton, the Acton Branch
	be allowed to sell the historic flags to commemorate
	Acton's 175 <sup>th</sup> anniversary.
Seconded by M. Willis	
04/10/19-7	CARRIED

#### 12.0 Financial Report

- **12.1** Month End Report (February)
  - G. Cannon reported that spending is at the expected level.
  - The Month End Report was received for information.

#### 13.0 New Business

- **13.1** Library Governance Discussion re SOLS and OLS-N video
  - G. Cannon inquired if Board members had any questions regarding the content of the Governance Fundamentals video that was previously distributed to Board members as Part One of the Board Orientation training.
  - Clarification was requested regarding the section around policies pertaining to the sale or disposition of land. G. Cannon noted that the Town of Halton Hills owns and maintains the land and buildings occupied by the library, and therefore the HHPL Board does not require such policies.
  - B. Cosper reported that she had attended the SOLS Library Governance workshop and found the discussion to be informative and that the content was very similar to the video.
- **13.2** Report No. LBD-2019-004 re: Reducing Barriers to Future Success: Expanding Fine and Fee Elimination to Include Children and Youth
  - D. Davey and C. Hanman presented for Board consideration, their report to recommend the expansion of the current fines and fee free program for babies, to include children and teens up to the age of 18 years. This change would remove a significant barrier to service for these groups while showing that HHPL is committed to providing literacy and other library-related resources to all, regardless of the ability to pay fines.

Moved by M. Willis	That Report No. LBD-2019-004 dated April 10 <sup>th</sup> , 2019
	Regarding Reducing Barriers to Future Success:
	Expanding Fine and Fee Elimination to Include
	Children and Youth be received;

## APPROVED

AND FURTHER THAT, the Halton Hills Public Library's current fine-free policy for babies and toddlers be expanded to also include children and teens be approved;

AND FURTHER THAT, staff be directed to report back on the outcomes of expanding the Library's current fine-free policy.

Seconded by B. Cosper

Discussion:

- It was noted that fines collected are a very small portion of revenue (approximately 1.23%) and are declining. Charges for lost materials would still apply.
- D. Davey noted that on a case-by-case basis, accommodations are often made for families requiring financial assistance with charges on library cards.

04/10/19-8 CARRIED

- 13.3 Report No. LBD-2019-005 re: LGBTQ+ Library Services
  - D. Davey presented Report No. LBD-2019-005 regarding LGBTQ+ Library Services to the Board for information purposes. Current and future programming initiatives to serve the LGBTQ+ community were outlined, including a planned Drag Queen Storytime. As well, information around collections, additional services, and partnerships (e.g. Positive Space Network) were presented.
  - Report No. LBD-2019-005 was received as information. Staff were directed to report back on the progress of these services.

#### **13.4** Report No. LBD-2019-008 re: Partnership Plan

 B. King presented Report No. LBD-2019-008 regarding the Partnership Plan and requested Board consideration for approval. Over the past several years, community partnerships with HHPL have strengthened and expanded to over 30 partners. In view of this and the resulting expansion of programs, staff felt that an update and formalization of the Library's Partnership Plan was needed. The revised three-tiered plan is based on the strategic importance of each partnership, how HHPL is working with each group, and will ensure all are working toward clearly defined goals.

Moved by J. Schumacker That Report No. LBD-2019-2019-008 dated March 28, 2019 regarding the Partnership Plan be received; AND FURTHER THAT the 2019 Partnership Plan be approved.

Seconded by M. Willis 04/10/19-9

CARRIED

13.5 In Camera - TABLED

13.5.1 Personnel Issue – Chief Librarian – GPS

#### 14.0 Health & Safety Report

- G. Cannon reported that no staff Health & Safety incidents had occurred since the March Board meeting.
- G. Cannon also reported that an inspector from the Regional Health Department had recently visited the Georgetown Branch regarding a complaint received about popcorn served at a children's program during March break. The inspector had no concerns about HHPL's facilities or practices.

#### 15.0 Next Meeting

Wednesday, May 8, 2019

7:00 p.m.

Georgetown Branch – Board Room\*\*

(\*\*Note: The location of this meeting was subsequently changed to the Acton Branch Community Room to accommodate a presentation regarding the Acton Branch Reading Deck)

#### 16.0 Adjournment

•	
Moved by K. Medenblik	That the meeting be adjourned.
•	а ,
Seconded by B. Cosper	
04/10/19-	CARRIED
The meeting adjourned at 9:30pm.	

Signed: \_\_\_\_\_

Tamara Smith, Chair Halton Hills Public Library Board Signed: \_\_\_\_

Geoff Cannon, Chief Librarian Halton Hills Public Library Board

APPROVED: May 8, 2019 DATED: May 8, 2019



# BY-LAW NO. 2019-0024

A By-law to adopt the proceedings of the Council Meeting held on the 27th 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 bylaw;

# 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 27<sup>th</sup> day of May, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES