

AGENDA

COUNCIL MEETING

Monday, July 8, 2019, Call to Order 6:00 p.m. in Council Chambers

Halton Hills Town Hall, Council Chambers

1 Halton Hills Drive

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

	Pages
1. OPENING OF THE COUNCIL MEETING	
6:00 p.m. Council Chambers	
2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS	
3. RECESS AT THE CALL OF THE CHAIR	
4. RECONVENE INTO OPEN SESSION	
5. NATIONAL ANTHEM	
6. ANNOUNCEMENTS	
7. EMERGENCY BUSINESS MATTERS	
8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST	
9. COUNCIL DELEGATIONS/PRESENTATIONS	
10. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL	
1. Minutes of the Council Meeting held on June 17, 2019.	6
2. Public Meeting (2019-0008) Minutes dated June 17, 2019.	22
3. Public Meeting (2019-0009) Minutes dated June 17, 2019.	29
4. Minutes of the Council Workshop held on June 6, 2019.	36

5. **Confidential Minutes of the Council Meeting held on June 17, 2019.**
(Under separate cover)
6. **Confidential Minutes of the Council Workshop held on June 6, 2019.**
(Under separate cover)

11. **GENERAL COMMITTEE**

COUNCIL TO CONVENE INTO GENERAL COMMITTEE

Councillor Jane Fogal, Chair

Vet Reports to be considered at General Committee

1. **Public Meetings / Hearings**
2. **Delegations/Presentations regarding items in General Committee**
 - a. **John Linhardt, Commissioner of Planning and Sustainability**
Presentation to General Committee regarding GTA West Environmental Assessment - Project Re-initiation.

(Refer to Item No. 11.3.a of this Agenda, Report No. PLS-2019-0056)

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.

- | | |
|---|-----------|
| <ol style="list-style-type: none"> a. REPORT NO. PLS-2019-0056 (AUTOMATIC HOLD) | <p>39</p> |
| <p>PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0056 dated June 26, 2019 regarding GTA West Environmental Assessment – Project Re-initiation.</p> | |
| <ol style="list-style-type: none"> b. REPORT NO. PLS-2019-0051 | <p>53</p> |
| <p>PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0051 dated June 18, 2019 regarding Request for a 3 year extension to Draft Plan Approval for the Subdivision application for 125 McDonald Boulevard (Acton).</p> | |

c.	REPORT NO. PLS-2019-0052	77
	PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0052 dated June 18, 2019 regarding Halton Region release of 200 SDE to be deposited into the Georgetown Urban Area Water Allocation Pools.	
d.	REPORT NO. PLS-2019-0054	83
	PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0054 dated June 19, 2019 regarding Part Lot Control Exemption for 5, 7 and 11 Langstone Crescent (Georgetown).	
e.	REPORT NO. FIRE-2019-0002	88
	FIRE SERVICES REPORT NO. FIRE-2019-0002 dated June 18, 2019 regarding Awarding of Tender T-002-19 for a Fire Tanker Pumper.	
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 June 24, 2019.	92
2.	Report of the Planning Public Works and Transportation Committee Meeting held on June 25, 2019.	98
14.	RECEIPT OF MINUTES OF ADVISORY/SPECIALCOMMITTEES	
1.	Minutes of the Committee of Adjustment Meeting held on May 1, 2019.	105
2.	Minutes of the Halton Hills Public Library Board Meeting held on May 8, 2019.	107
3.	Minutes of the Site Alteration Committee Meeting held on June 4, 2019.	115
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 July 8, 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. 2019-0030 | 118 |
| <p>A By-law to amend By-law No. 2018-0072 for the appointment of Municipal Law Enforcement Officers for the purpose of enforcing the Town's Parking By-laws, and other By-laws as designated by the Clerk & Director of Legislative Services.</p> | |
| 2. BY-LAW NO. 2019-0031 | 120 |
| <p>A By-law to Appoint a Municipal Law Enforcement Officer.</p> | |
| 3. BY-LAW NO. 2019-0032 | 121 |
| <p>A By-law to Dedicate Reserve Blocks 239 – 243, inclusive, Plan 20M-1196, as part of the Public Highway System.</p> <p>(Recommendation No. PPT-2019-0048, Report No. PLS-2019-0048)</p> | |
| 4. BY-LAW NO. 2019-0033 | 123 |
| <p>A By-law to appoint members to the Board of Management for the Acton Central Business Improvement Area.</p> <p>(Recommendation No. GC-2019-0046, Report No. ADMIN-2019-0025)</p> | |
| 5. BY-LAW NO. 2019-0034 | 124 |
| <p>A By-law to adopt Amendment No. 35 to the Official Plan of the Town of Halton Hills - Cannabis Cultivation and Processing.</p> <p>(Recommendation No. PPT-2019-0045, Report No. PLS-2019-0042)</p> | |
| 6. BY-LAW NO. 2019-0035 | 132 |
| <p>A By-law to Amend Town of Halton Hills Comprehensive Zoning By-law 2010-0050.</p> <p>(Recommendation No. PPT-2019-0045, Report No. PLS-2019-0042)</p> | |
| 7. BY-LAW NO. 2019-0036 | 135 |
| <p>A By-law to Amend 401 Corridor Zoning By-law 2000-138.</p> <p>(Recommendation No. PPT-2019-0045, Report No. PLS-2019-0042)</p> | |

8. BY-LAW NO. 2019-0037 137

A By-law to Amend Town of Halton Hills By-law 2013-0070 Site Plan Control.

(Recommendation No. PPT-2019-0045, Report No. PLS-2019-0042)

9. BY-LAW NO. 2019-0038 138

A By-law to adopt Amendment No. 36 to the Official Plan of the Town of Halton Hills, 284 Queen Street East (Acton) Part of Block A, Plan 670 Town of Halton Hills, Regional Municipality of Halton (File: D09OPA18.001).

(Recommendation No. PPT-2019-0046, Report No. PLS-2019-0046)

10. BY-LAW NO. 2019-0039 144

A By-law to amend Zoning By-law 2010-0050, as amended, for the lands described as Part of Block A, Registered Plan 670, Town of Halton Hills (Acton), Regional Municipality of Halton, municipally known as 284 Queen Street East.

(Recommendation No. PPT-2019-0046, Report No. PLS-2019-0046)

11. BY-LAW NO. 2019-0040 149

A By-law to provide that Section 50 of the Planning Act, R.S.O. 1990, does not apply to Part of Lots 407, 409, 410 and all of Lot 408, Registered Plan 667.

(Item No. 11.3.e of this Agenda, Report No. PLS-2019-0054)

12. BY-LAW NO. 2019-0041 151

A By-law to adopt the proceedings of the Council Meeting held on the 8th day of July, 2019 and to authorize its execution.

20. ADJOURNMENT



MINUTES

COUNCIL MEETING

MONDAY, JUNE 17, 2019

The Town of Halton Hills Council met this 17th day of June, 2019, in the Council Chambers, 1 Halton Hills Drive Town Hall, commencing at 4:00 p.m. with Mayor R. Bonnette in the Chair and reconvened into Open Session at 6:00 p.m.

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

REGRETS: Councillor J. Fogal, Councillor M. Albano

STAFF PRESENT (Closed Session) A. B. Marshall, CAO, S. Jones, Clerk & Director of Legislative Services, C. Mills, Commissioner of Transportation & Public Works, J. Linhardt, Commissioner of Planning & Sustainability, W. Harris, Commissioner of Recreation & Parks, J. Diamanti, Commissioner of Corporate Services, H. Olivieri, Chief & Commissioner of Fire Services, M.J. Leighton, Manager of Accounting and Town Treasurer, G. Cannon, Chief Librarian, A. Fuller, Manager of Corporate Communications; S. Gourlay, Manager of Purchasing (Item 2.2)

STAFF PRESENT (Open Session) A. B. Marshall, CAO, S. Jones, Clerk & Director of Legislative Services, C. Mills, Commissioner of Transportation & Public Works, J. Linhardt, Commissioner of Planning & Sustainability, W. Harris, Commissioner of Recreation & Parks, J. Diamanti, Commissioner of Corporate Services, H. Olivieri, Chief & 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 4:00 p.m. in the Council Chambers.

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

Resolution No. 2019-0113

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Inglis

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

2.1

Art Skidmore, President and CEO of Halton Hills Hydro

Confidential update regarding a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization. (Halton Hills Community Energy Corporation - HHCEC - Shareholders Meeting)

2.2

REPORT NO. FIRE-2019-0001

FIRE SERVICES REPORT NO. FIRE-2019-0001 dated June 3, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Settlement)

CARRIED

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 5:02 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2019-0114

Moved by: Councillor T. Brown

Seconded by: Councillor A. Lawlor

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

CARRIED

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

5. NATIONAL ANTHEM

6. ANNOUNCEMENTS

RAPTORS

Mayor R. Bonnette congratulated the Toronto Raptors on their NBA Championship.

CANADA DAY

Councillor C. Somerville announced that on Canada Day, July 1st, Glen Williams will again be hosting a parade commencing at noon and various activities including the Duck Race. The Halton Hills Firefighters will be hosting a Fireworks display in Acton at Prospect Park commencing at 9:30 p.m., there is no cost for the event however donations are appreciated.

7. EMERGENCY BUSINESS MATTERS

NIL

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

Councillor J. Hurst declared a pecuniary/conflict of interest with respect to Item Nos. 11.3.d (Report No. ADMIN-2019-0025 dated June 6, 2019 regarding Updated Board of Management at the Acton Business Improvement Area), 14.1 (Downtown Acton Board of Management Meeting Minutes dated January 14, 2019), 14.2 (Downtown Acton Board of Management Meeting Minutes dated February 19, 2019) and 14.3 (Downtown Acton Board of Management Meeting Minutes dated March 19, 2019) as he is the owner of rental property within the

Acton BIA area. He did not vote or participate in any discussions regarding these items.

Councillor B. Lewis declared a pecuniary/conflict of interest with respect to Item No. 14.5 (Site Alteration Committee Meeting Minutes dated May 16, 2019) as his granddaughter has summer employment at Van Dongen Nurseries. He did not vote or participate in any discussions on this item.

Note: Councillor B. Lewis rescinded his declaration at the end of the meeting as his declaration was intended for upcoming minutes of the Site Alteration Committee, not the May 16, 2019 Site Alteration Committee Meeting Minutes listed on the June 17, 2019 Council Agenda.

9. COUNCIL DELEGATIONS/PRESENTATIONS

9.1 Camp Molly Participants

H. Olivieri, Commissioner and Chief of Fire Services made a presentation to Council regarding Camp Molly Participants presenting two of the participants with photos from their experience and showed a video regarding women in the fire services.

9.2 Halton District School Board (HDSB) Presentation

HDSB Trustee Halton Hills Jeanne Gray, HDSB Director Stuart Miller, HDSB Superintendent Scott Podrebarac, HDSB Chair Andrea Grebenc, made a presentation to Council regarding the Halton District School Board initiatives and challenges they are facing.

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

Resolution No. 2019-0115

Moved by: Councillor M. Johnson

Seconded by: Councillor T. Brown

THAT the following minutes are hereby approved:

10.1 Minutes of the Council Meeting held on May 27, 2019.

10.2 Public Meeting (2019-0006) Minutes dated May 27, 2019.

10.3 Public Meeting (2019-0007) Minutes dated May 27, 2019.

10.4 Confidential Minutes of the Council meeting held on May 27, 2019.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2019-0116

Moved by: Councillor J. Hurst

Seconded by: Councillor T. Brown

THAT Council do now convene into General Committee.

CARRIED

Councillor W. Farrow-Reed assumed the role of Presiding Officer.

11.1 Public Meetings / Hearings

11.1.a Public Meeting

Accessory Dwelling units in Halton Hills.

(Refer to Item No. 11.3a of these Minutes, Report No. PLS-2019-0030)

(Public Meeting Minutes 2019-0008 attached as Appendix A to these Minutes)

11.1.b Public Meeting

Proposed Temporary Use Zoning By-law Amendment to permit a Transport Terminal (for a period of 3 years) at 7886 Winston Churchill Boulevard (Halton Hills Premier Gateway Business Park).

(Refer to Item No. 11.3b of these Minutes, Report No. PLS-2019-0045)

(Public Meeting Minutes 2019-0009 attached as Appendix B to these Minutes)

11.2 Delegations/Presentations regarding items in General Committee

11.2.a Opening Remarks by Chris Mills, Commissioner of Transportation and Public Works. Presentation by Maureen Van Ravens, Manager of Transportation and Tim Rosenberger of WSP Consulting

C. Mills provided opening remarks and M. Van Ravens and T. Rosenberger made a presentation to General Committee regarding the Transit Service Strategy and Executive Summary.

(Refer to Item No. 11.3c of these Minutes, Report No. TPW-2019-0026)

11.2.b Kathleen Dills of Halton Hills Chamber of Commerce

K. Dills of Halton Hills Chamber of Commerce did not delegate but submitted a letter in support of the Transit Service Strategy.

(Refer to Item No. 11.3c of these Minutes, Report No. TPW-2019-0026)

11.3 Municipal Officers Reports to be Considered by General Committee

11.3.a PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0030 dated May 17, 2019 regarding accessory dwelling units.

Recommendation No. GC-2019-0043

THAT REPORT NO. PLS-2019-0030 dated May 17, 2019 regarding accessory dwelling units 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 accessory dwelling unit Official Plan and Zoning By-law Amendments.

CARRIED

11.3.b PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0045 dated May 31, 2019, with respect to the “Public Meeting for a proposed Temporary Use Zoning By-law Amendment to permit a temporary transport terminal for a period of 3 years at 7886 Winston Churchill Boulevard (Halton Hills Premier Gateway Business Park)”

Recommendation No. GC-2019-0044

THAT Report No. PLS-2019-0045, dated May 31, 2019, with respect to the “Public Meeting for a proposed Temporary Use Zoning By-law Amendment to permit a temporary transport terminal for a period of 3 years at 7886 Winston Churchill Boulevard (Halton Hills Premier Gateway Business Park)”, be received;

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

CARRIED

11.3.c TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0026 dated June 3, 2019, regarding the Transit Service Strategy and Implementation.

Recommendation No. GC-2019-0045

THAT Report No. TPW-2019-0026, dated June 3, 2019, regarding the Transit Service Strategy and Implementation be received;

AND FURTHER THAT Council approve in principle Report No. TPW-2019-0026 and the Transit Service Strategy and phasing approach as indicated in the Executive Summary in Attachment 1;

AND FURTHER THAT the Development Charges By-law and background study be prepared for transit services based on the Transit Service Strategy;

AND FURTHER THAT Council approve the continuation of existing contracts for the ActiVan transit operators and administrative staff required to fulfill the ActiVan operations in-house for one additional year;

AND FURTHER THAT discussions related to the implementation of the Transit Service Strategy be referred to Budget Committee;

AND FURTHER THAT implementation shall not be considered until all matters related to the Provincial Government initiatives such as the Regional Review, Provincial Gas Tax review, budget implications and Bill 108 are all clearly understood;

AND FURTHER THAT when the CAO determines that all matters related to the Province are resolved, staff will report back to Council on implementation;

AND FURTHER THAT the Transit Service Strategy be forwarded to the appropriate staff at the Federal Government, Province of Ontario, Halton Region, Metrolinx, City of Brampton, City of Burlington, Town of Oakville, and the Town of Milton for their information.

Recorded Vote:

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

Opposed: NIL

Absent: Councillor Fogal, Councillor Albano

CARRIED

11.3.d OFFICE OF THE CAO REPORT NO. ADMIN-2019-0025 dated June 6, 2019, regarding an updated Board of Management for the Acton Business Improvement Area.

Recommendation No. GC-2019-0046

THAT Report No. ADMIN-2019-0025, dated June 6, 2019, regarding an updated Board of Management for the Acton Business Improvement Area, be received;

AND FURTHER THAT Council appoint persons to the Acton Business Improvement Area Board of Management, as listed in confidential Appendix 1 to this report;

AND FURTHER THAT Town staff bring forward the necessary By-law to have the members of the Acton Business Improvement Area Board of Management appointed;

AND FURTHER THAT the Mayor and Town Clerk be authorized to amend the By-law, as necessary, in order to respond to any future changes in Board membership and as new members are interested in joining the Board.

CARRIED

11.3.e PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0031 dated May 15, 2019, regarding “Part Lot Control Exemption for Block 233, Registered Plan 20M-1196 (Georgetown)”.

Recommendation No. GC-2019-0047

THAT Report No.: PLS-2019-0031, dated May 15, 2019, regarding “Part Lot Control Exemption for Block 233, Registered Plan 20M-1196 (Georgetown)”, be received;

AND FURTHER THAT the request to adopt a Part Lot Control By-law for the lands legally described as Block 233, Registered Plan 20M-1196, Town of Halton Hills, Region of Halton, as generally set out in SCHEDULE 2 of this report, be approved;

AND FURTHER THAT Council enact the necessary By-law to exempt the lands legally described as Block 233, Registered Plan 20M-1196, Town of Halton Hills, Region of Halton, from Section 50 of the Planning Act, R.S.O. 1990, as amended.

CARRIED

11.3.f OFFICE OF THE CAO REPORT NO. ADMIN-2019-0020 dated June 11, 2019 regarding CEAA Panel Review of the Proposed CN Milton Logistics Hub.

Recommendation No. GC-2019-0048

THAT Report No. ADMIN-2019-0020 dated June 11, 2019 regarding CEAA Panel Review of the Proposed CN Milton Logistics Hub be received;

AND FURTHER THAT the Town of Halton Hills supports the May 29, 2019 submissions of the Halton Municipalities to the review panel established under the *Canadian Environmental Assessment Act, 2012* (“CEAA”) including, in particular, the findings that the Proposed CN Milton Logistics Hub Project is likely to cause significant adverse environmental effects, as further outlined in Report No. ADMIN-2019-0020 “CEAA Panel Review of the Proposed CN Milton Logistics Hub”.

AND FURTHER THAT the Town of Halton Hills supports the May 29, 2019 submissions for setting out the “interests of the localities” relevant to CEAA and section 98 of the *Canada Transportation Act* (“CTA”), as further outlined in Report No. ADMIN-2019-0020 “CEAA Panel Review of the Proposed CN Milton Logistics Hub”.

AND FURTHER THAT the Town of Halton Hills supports the future submission to the Canadian Environmental Assessment Review Panel for the Proposed CN Milton Logistics Hub by the Halton Municipalities of such further information, including oral and written presentations and remarks, as advances the May 29, 2019 submissions and matters relevant to the CEAA and section 98 of the CTA, as further outlined in Report No. ADMIN-2019-0020 “CEAA Panel Review of the Proposed CN Milton Logistics Hub”.

AND FURTHER THAT the Town Clerk forwards a copy of Report No. ADMIN-2019-0020 to the Canadian Environmental Assessment Review Panel for the Proposed CN Milton Logistics Hub prior to the start of the Panel’s public hearing, June 19, 2019.

AND FURTHER THAT the Town Clerk forwards a copy of Report No. ADMIN-2019-0020 to the Region of Halton, the City of Burlington, the Town of Halton Hills, the Town of Milton, the Town of Oakville and Conservation Halton, Halton’s MPs and MPPs, the Federation of Canadian Municipalities, and the Ontario Ministry of Municipal Affairs and Housing for their information.

CARRIED

11.3.g TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-0014 dated June 2, 2019 regarding the Provincial Dedicated Gas Tax.

Recommendation No. GC-2019-0049

THAT Memorandum No. TPW-2019-0014 dated June 2, 2019 regarding the Provincial Dedicated Gas Tax be received for information.

CARRIED

11.4 Adjourn back into Council

Recommendation No. GC-2019-0050

THAT General Committee do now reconvene into Council.

CARRIED

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2019-0117

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Lewis

THAT the recommendations regarding the Reports & Memorandums from the Monday, June 17th, 2019 General Committee Meeting are hereby adopted:

GC-2019-0043

GC-2019-0044

GC-2019-0045 (Recorded Vote in General Committee, see Item No. 11.3.c)

GC-2019-0046

GC-2019-0047

GC-2019-0048

GC-2019-0049

CARRIED

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

Resolution No. 2019-0118

Moved by: Councillor C. Somerville

Seconded by: Councillor B. Lewis

THAT the following items are hereby approved:

- 13.1 Report of the Community and Corporate Affairs Committee Meeting held on June 3, 2019.
- 13.2 Report of the Planning, Public Works and Transportation Committee meeting held on June 4, 2019.
- 13.3 Confidential Minutes of the Community and Corporate Affairs Committee Meeting Minutes dated June 3, 2019.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2019-0119

Moved by: Councillor M. Johnson

Seconded by: Councillor W. Farrow-Reed

THAT the following minutes are hereby received for information:

- 14.1 Downtown Acton Board of Management Meeting Minutes dated January 14, 2019.
- 14.2 Downtown Acton Board of Management Meeting Minutes dated February 19, 2019.
- 14.3 Downtown Acton Board of Management Meeting Minutes dated March 19, 2019.
- 14.4 Heritage Halton Hills Committee Meeting Minutes dated May 15, 2019.
- 14.5 Site Alteration Committee Meeting Minutes dated May 16, 2019.
- 14.6 Halton Hills Accessibility Advisory Committee Meeting Minutes dated May 29, 2019.
- 14.7 Confidential Heritage Halton Hills Meeting Minutes dated May 15, 2019.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

15.1 Gas Tax Transfers to Municipalities

Resolution No. 2019-0120

Moved by: Councillor C. Somerville

Seconded by: Councillor M. Johnson

WHEREAS the Government of Ontario unilaterally cancelled a planned two cent per litre incremental increase to gas tax transfers to municipalities;

AND WHEREAS transit systems will not be able to meet the needs of Ontarian commuters if they do not have operational and capital funding to provide convenient, affordable, and reliable services;

AND WHEREAS the dedicated Gas Tax for Public Transportation Program has, since its inception in 2004, become an irreplaceable source of capital and operational funding that Ontario transit systems of all sizes count on to serve their communities;

AND WHEREAS transit systems have, since the program became permanent in 2014, experienced year over year ridership increases as a result of service level improvements;

AND WHEREAS the Town of Halton Hills specialized transit program currently relies heavily on dedicated Gas Tax to fund a portion of the programs operating costs;

AND WHEREAS transit initiatives within the Town of Halton Hills, including implementation of the Transit Service Strategy, would be negatively affected if changes to the dedicated Gas Tax are further reduced or eliminated;

THEREFORE BE IT RESOLVED this Council request that the Government of Ontario continue to support transit systems across the province, recognizing the economic, environmental, and social benefits of public transit investments;

AND FURTHER THAT this Council request that the Government of Ontario make evidence-based decisions when considering the effectiveness of current gas tax transfers to municipalities in growing transit ridership across Ontario;

AND FURTHER THAT this Council request that the Government of Ontario preserve and continue existing gas tax transfers to municipalities as a dedicated source of funding for public transit;

AND FURTHER THAT this motion be circulated to MPP Ted Arnott; Minister of Transportation, Jeff Yurek; and Ontario Public Transit Association CEO, Karen Cameron, AMO, Leader of the Green Party, Leaders of the Opposition, Premier of Ontario, Halton Region, City of Burlington, Town of Oakville and Town of Milton.

Recorded Vote:

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

Opposed: NIL

Absent: Councillor Fogal, Councillor Albano

MOTION CARRIED

16. ADVANCE NOTICE OF MOTION

NIL

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution regarding Combined ROMA and OGRA Conference

Page 22 of the General Information Package

Resolution No. 2019-0121

Moved by: Councillor C. Somerville

Seconded by: Councillor B. Lewis

WHEREAS the Province of Ontario has asked municipal governments of all sizes to find efficiencies and savings in their budgets;

AND WHEREAS ROMA (Rural Ontario Municipal Association) and OGRA (Ontario Good Roads Association) until recently had a combined conference that allowed greater learning opportunities on a variety of subjects;

AND WHEREAS the organization having separate conferences means some smaller Municipalities have to choose which one, if either, they may attend.

THEREFORE BE IT RESOLVED THAT the Town of Halton Hills supports the Municipality of East Ferris, the Town of Petrolia and others that have requested it be a combined conference again;

AND FURTHER THAT this resolution be sent to all Ontario municipalities for endorsement and support;

AND FURTHER THAT the Mayor write to the Chair of ROMA and President of AMO requesting the issue be put to a vote by the membership.

CARRIED

Resolution No. 2019-0122

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor J. Hurst

THAT the General Information Package dated June 17, 2019 be received.

CARRIED

18. MOTION TO APPROVE CLOSED SESSION ITEMS

2.1

Art Skidmore, President and CEO of Halton Hills Hydro

Confidential update regarding a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization. (Halton Hills Community Energy Corporation - HHCEC - Shareholders Meeting)

Resolution No. 2019-0123

Moved by: Councillor J. Hurst

Seconded by: Councillor W. Farrow-Reed

THAT the confidential update regarding a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (Halton Hills Community Energy Corporation - HHCEC) be received.

CARRIED

2.2

REPORT NO. FIRE-2019-0001

FIRE SERVICES REPORT NO. FIRE-2019-0001 dated June 3, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Settlement)

Resolution No. 2019-0124

Moved by: Councillor B. Inglis

Seconded by: Councillor B. Lewis

THAT Report No. FIRE-2019-0001 dated June 3, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Settlement) be received;

AND FURTHER THAT Staff carry out Council's direction on this matter.

CARRIED

19. CONSIDERATION OF BYLAWS

THAT the following Bills are hereby passed by Council;

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

Resolution No. 2019-0125

Moved by: Councillor M. Johnson

Seconded by: Councillor J. Hurst

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. 2019-0025

A By-law to provide that Section 50 of the Planning Act, R.S.O. 1990 , does not apply to Block 233, Plan 20M-1196.

BY-LAW NO. 2019-0026

A By-law to assume the Public Services and Street, names, Foxtail Court, with Subdivision Plan 20M-1093.

BY-LAW NO. 2019-0027

A By-law to provide for the appointment of Private Parking Enforcement Officers.

BY-LAW NO. 2019-0028

A By-law to adopt the proceedings of the Council Meeting held on the 17th day of June 2019 and to authorize its execution.

CARRIED

20. ADJOURNMENT

Resolution No. 2019-0126

Moved by: Councillor C. Somerville

Seconded by: Councillor B. Lewis

THAT this Council meeting do now adjourn at 9:25 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



PUBLIC MEETING-2019-0008

ACCESSORY DWELLING UNITS IN HALTON HILLS

Minutes of the Public Meeting Committee held on Monday, June 17, 2019, 7:05 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor W. Farrow-Reed chaired the meeting.

Councillor W. Farrow-Reed 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 updating of the Official Plan policies and Zoning By-laws regulating accessory dwelling units. 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, Town staff 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 and Comprehensive Zoning By-law policies related to accessory dwelling units and to expand permissions for accessory dwelling units in order to conform with the Planning Act Section 16(3).

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Keith Hamilton, Planner – Policy, to come forward to explain the proposal.

The purpose of this public meeting is to inform the public on the Town's review of Official Plan and Zoning By-law policies on accessory dwelling units, and outline proposed amendments to both. A Public Meeting is required for Official Plan and Zoning By-law Amendments under the Planning Act, and provides staff and Council the opportunity to hear public questions and concerns directly.

This Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter. The Public Engagement Charter speaks to 3 levels of engagement, which are Inform, Consult and Collaborate. Tonight the Town of Halton Hills is informing you and consulting with you, the public. We are providing an opportunity for you to ask questions and share your views on the current review of Town policies on accessory dwelling units and draft amendments.

The three main components of the public engagement plan for this project included; an online engagement platform launched in March of this year, a Public Open House hosted at Town Hall on April 17, 2019 and tonight's Public Meeting.

The Let's Talk Halton Hills webpage went live in March and included the following information: a description of the project, Key dates, a document library with all staff reports and drafts amendments, a question and answer section where the public can submit questions to Town staff and planning staff contact information for those who wished to contact staff directly.

Accessory dwelling units are residential units, secondary to the primary residence on a property, containing cooking, eating, living, sleeping and sanitary facilities. This type of unit goes by many different names depending on where you read about them: 'Second Unit' which is used by both the Province in the Planning Act and can be found in the Halton Region Official Plan, 'Two-unit house' which is the term currently used by the Town of Halton Hills Building department, and is not to be confused with a duplex or semi-detached home and 'Accessory Apartment' which is the term used in our Official Plan for a self-contained apartment within a dwelling unit.

The Planning Act requires municipalities Official Plans and Zoning Bylaws to authorize second units (or accessory units) in single, semi-detached and townhouse units wherever these housing forms are permitted.

Currently the Halton Hills Official Plan authorizes accessory dwelling units in all three forms, but in the urban area only. The zoning by-law only permits accessory dwelling units in single detached dwellings in the urban area only.

In the fall of 2018 the Town's Policy Planning staff initiated a review of the current policies with the goal of bringing them into conformity with the Planning Act. In February of 2019, Town staff brought a Background Report to the Planning, Public Works and Transportation Committee which included research and consultation with Development Review and Building.

In the spring of 2019, staff initiated external agency consultation through a circulation of the background report to Halton Region, local Conservation Authorities and the Niagara Escarpment Commission staff.

On April 17th, staff hosted a Public Open House for the project at Town Hall. This Open House fulfilled Planning Act requirements for a By-law review and provided an opportunity to gather public feedback and respond to questions and concerns.

Tonight's meeting represents the Statutory Public Meeting component of the project and staff are anticipating submitting a recommendation report on the matter in August.

Current Official Plan policy on accessory dwelling units was brought in through Amendment 10, defined and introduced into the Urban Area as complimentary uses under the Low and Medium density designations. Additional criteria for approval were added, including: compliance with Building and Fire Codes, availability of adequate parking and availability of municipal water and waste water services.

In the rural area the following areas are being discussed for permission; the protected countryside area of the greenbelt, the agricultural area where one single detached dwelling is permitted on a lot, the escarpment rural area of the Niagara Escarpment Plan (note this is regulated through the Niagara Escarpment Commission) and the town's rural clusters, where single detached dwellings are already permitted, including:

- Crewsons Corners
- Bannockburn
- Ballinafad
- Hendersons Corners
- Limehouse
- Stewarttown, which although brought into the Georgetown urban area still contains rural zoning codes
- Norval and Glen Williams, whose secondary plans will require updating to accommodate these changes

Taking a closer look at Glen Williams, the areas where residential uses are currently permitted include: the Hamlet Residential Area, the Hamlet Estate Residential Area and the Hamlet Community Core Area.

Taking a closer look at Norval, the areas where residential uses are currently permitted include: the Hamlet Residential Area, the Hamlet Residential / Office Area, the Hamlet Community Core Area and the Hamlet Commercial Area.

In addition to required changes to Town policies on accessory dwelling units, a few other changes are being considered. First, staff are proposing to remove the minimum lot frontage requirement for dwellings with an accessory unit for the following reasons:

- requirements under section 5.2.14 of the Zoning By-law require a minimum 40% soft landscaping in the front yard, while driveways are permitted to a maximum of 7m in width.
- accessory dwelling units are required to have 1 devoted parking space, while the primary dwelling must have another 2.
- These already require units with accessory dwelling units to have ample parking space and limit the ability for one to expand their driveway, eliminating the need for further restrictions.

Staff are also proposing increasing the maximum floor area of an accessory dwelling unit from 70m² to 95m² or the entire area of a basement. Through a policy scan completed in the early stages of the project, staff found other municipalities tended to have larger allowable sizes. Consultations with Town Development Review, Building and Zoning staff also supported this increase.

A public open house was held in mid-April in Council Chambers. A presentation by staff covered the following: the current process for registering a two-unit house, a review of the Background Report, a review of current policies on accessory dwelling units necessary changes, along with other considerations and next steps for the project.

Questions/concerns raised by those in attendance focused on:

- Floor area requirements, including requests for increases, a percentage allowance and how it is calculated – currently be considered by staff
- Unit safety and the importance of fire codes and making units clearly identifiable from the outside – staff has circulated the Halton Hills Fire Department
- Whether differences in unit servicing in the rural area will be taken into consideration – Official Plan requirements for adequate servicing
- Concerns that parking requirements restrict many homes from establishing a unit – no public transit and issues with parking already
- Question as to whether property taxes increase – potentially
- Whether Halton Hills is responsible for registering 2 unit houses in the Niagara Escarpment Plan Area – yes, but Niagara Escarpment Commission decides whether they're permitted

The Background report and draft amendments were circulated to Halton Region, local Conservation Authorities and the Niagara Escarpment Commission in March. No formal objections were received, however the Niagara Escarpment Commission indicated they do not currently permit in the Escarpment Protection and Escarpment Natural Areas. These areas already restrict most non-agricultural development.

Halton Region indicated they would approve policy which permits accessory dwelling units in ancillary buildings. By ancillary unit we mean that which is an accessory dwelling unit detached from the home, but clearly secondary to the primary residence. Currently the Planning Act does mandate municipal Official Plans and Zoning should authorize these. The Region, which does have the ability to be more restrictive than the Planning Act has stated they are not willing to

support local policies to permit these at this time. They have committed to considering this as part of their current Regional Official Plan Review. Further compounding matters is that Bill 108, if passed, would authorize two accessory dwelling units on the same property if one is ancillary to the main building.

The next steps are; to consider all input/feedback gathered here tonight, draft revised amendments based on public, internal and agency input and bring forward a recommendation report to the Planning, Public Works and Transportation Committee seeking approval.

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 to come forward.

The following persons came forward.

Doug Matthews, Matthews Design and Drafting Services

Mr. Matthews spoke to the area calculations of the secondary units. He stated that there are two options or calculations listed. Option 1 is for basements which notes that there are no limits so the entire area of the basement can be used, he said that this is very helpful as it is not limiting. Option 2 is for main floor secondary dwelling units which sets a cap of 1022 sq ft, which is the 95m² which he stated he didn't see as being very fit for a main floor unit. As the by-law is read the area is actually taken from exterior walls which means you can lose 100 square feet or more in perimeter wall, which means your 95m² is now about 900 sq ft .

He noted that he has several projects on the go where the units proposed are for parents and in-laws, which is why main floor units are a benefit for aging families, so you don't have to go down into a basement and it is a bit nicer space. He would like to see an increase to the 1000 sq ft area as most of what he is being asked to design for parents moving back with the kids and vice versa is two bedroom units, he noted that half of the time the reason is that they are sleeping in separate bedrooms and plus they are coming from homes of much larger size and they don't want to have to get rid of every single piece of furniture.

The proposed 95m² is really tight for the types of units that people are looking to have, he noted that the secondary dwelling units that he has been asked to design recently are in the range of 1300-1475 sq ft, which is over the 1000 sq ft the proposed by-law is permitting. He said that a range of 1500 sq ft would be very beneficial even if that includes exterior walls in the calculations. With the current zoning by-law people might be worried about adding an addition and exceeding allowable permitted size however the current by-law already regulates lot coverage, which actually means you are basically stuck, you can apply for variances however if there were a little more leniency then maybe people wouldn't have to do so many variances. He said he hoped that increasing the area for main floor units to 1500 square ft can be looked at.

Byron Conrad, Resident of Halton Hills

B. Conrad stated that he doesn't think that there should be a square footage limit at all. He said that if someone has a 5000 sq ft home and wants to make a 2500 square foot apartment they should be allowed to do so. He noted for his own home he would like to do a basement apartment that would be a 52% and 48% split, which is a logical way to do it. He said that having a square footage limit, limits what you can do logically.

FINAL COMMENT FROM STAFF

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

K. Hamilton noted that planning staff had met with building staff regarding floor area calculations. He stated that at the public open house it was brought up about the fact that external walls factor into the calculations and noted that they are looking at percentage calculations as they understand that a hard 95m² limit, limits everyone. For people with smaller houses it increases their ability but people with larger homes wanting units above the basement it can limit what they can do. He noted that they were looking into this but that in preliminary discussions with building staff they had concerns with altering the definition of floor area within the by-law.

K. Hamilton also noted in other municipalities if you get too close to that 50/50 split you are becoming more of a duplex than an accessory dwelling unit and the purpose of an accessory dwelling unit is to have one clear primary unit and one clear accessory dwelling unit and that is primarily done through size.

K. Hamilton stated that they would take the comments back and discuss with planning and building staff.

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 July 8, 2019.

The meeting adjourned at 7:37 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK



PUBLIC MEETING-2019-0009

Proposed Temporary Use By-law Amendment to permit a Transport Terminal (for a period of 3 years) at 7866 Winston Churchill Boulevard (Halton Hills Premier Gateway Business Park).

Minutes of the Public Meeting Committee held on Monday, June 17, 2019, 7:38 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor W. Farrow-Reed chaired the meeting.

Councillor W. Farrow-Reed advised the following:

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

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

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

The format of this Public Meeting is as follows:

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

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

SPECIFIC PROPOSAL

This Public Meeting involves an application by 1906221 Ontario Inc. (Associated Paving) For a Temporary Use Amendment to the Town of Halton Hills Zoning By-law 00-138, as amended to permit a temporary transport terminal for transport trucks and trailers for a period of 3 years.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, John McMulkin, Planner, to come forward to explain the proposal.

J. McMulkin stated that the purpose of the meeting is to provide a summary of the Temporary Use Zoning By-law Amendment application submitted by 1906221 Ontario Inc. (Associated Paving) for the property located at 7886 Winston Churchill Boulevard in the Halton Hills Premier Gateway Business Park. A Public Meeting is required for Zoning By-law Amendments under the Planning Act.

This Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter. The Public Engagement Charter speaks to three levels of engagement, which are to Inform, Consult and Collaborate. Tonight the Town of Halton Hills is informing you and consulting with you, the public, and providing an opportunity for you to ask questions and share your views on the subject development proposal.

The subject lands are located on the west side of Winston Churchill Boulevard, north of Hwy 407 and in the Halton Hills Premier Gateway Business Park. The lands have an approximate area of 3.96 hectares (9.8 acres) and contain frontage on Winston Churchill Boulevard (approx. 110 metres). The property is occupied by a single detached dwelling, which is being used as an office to support the transport terminal currently operating on the lands. The transport terminal is currently operating without the necessary zoning approvals, which has led to By-law Enforcement bringing forward charges that are before the court.

Surrounding land uses to the subject site include: to the North a Self-storage business, contractor's yard and agricultural properties. To the East are industrial properties located in the City of Brampton. To the South are Highway 407, Highway 401 and commercial properties located in the City of Mississauga. To the West are vacant agricultural properties located within the Halton Hills Premier Gateway Business Park.

The application seeks to obtain the necessary land use approval to permit a temporary transport terminal for transport trucks and trailers for a period of three (3) years. The site is accessed by a driveway that is proposed to provide full vehicular movement onto Winston Churchill Boulevard and the use is intended to be serviced by existing private well and septic system services as

there are currently no existing municipal services available along this portion of Winston Churchill Boulevard.

Should the Temporary Use Zoning By-law Amendment application be approved the proposed development will require the submission of a Site Plan application to facilitate the orderly development of the property. If the Applicant were to obtain Temporary Use Zoning and Site Plan approvals the Planning Act related charges against the Applicant that are currently before the court would be resolved.

Under the Town's Official Plan, the subject lands are located within the Phase 2A Employment Area and are designated Gateway Area. A transport terminal is not a permitted use within the Gateway Area designation. The property is also located within the Halton Peel Boundary Area Transportation Study/Greater Toronto Area West Corridor Protection Area (Official Plan Amendment No. 21), which is currently being held in abeyance by the Region of Halton at Council's request.

The proposal is subject to the Temporary Use By-law criteria outlined within Section G4.1 of the Town's Official Plan, which states that Council may pass by-laws permitting the temporary use of lands, buildings or structures, which may not conform to the policies of the Official Plan, subject to Council being satisfied that the proposed use will be temporary, compatible with surrounding uses and not infringe upon the long term vision of the area; the use will not require the extension of municipal services or cause traffic issues; and, sufficient on-site parking is provided and the use will be beneficial to the neighbourhood or community as a whole.

The subject lands are zoned Corridor Gateway Holding (H)(G) under Town of Halton Hills 401 Corridor Zoning By-law 00-138, which does not permit a transport terminal or other outdoor storage uses. The Applicant is seeking a Temporary Use Zoning By-law Amendment to permit a temporary transport terminal for a period of 3 years.

In addition to the contents of the draft zoning by-law contained within Schedule 3 of the staff report, a definition of "Transport Terminal" will need to be provided since this use is not defined in Zoning By-law 00-138. Since Transport Terminal is defined within the Town's Comprehensive Zoning By-law 2010-0050, it is proposed that the same definition be used for the proposed by-law. Transport Terminal means the use of land for the purpose of storing, servicing, washing, repairing or loading of trucks or transport trailers with materials or goods that are not manufactured, assembled, warehoused or processed on the same lot.

Comments have been received from all of the circulated internal departments/external agencies. Several departments and agencies raised a number of concerns with the proposal, including: Town Development Engineering, Halton Region, Peel Region and Town Planning.

With respect to traffic concerns, Town Development Engineering, Halton Region and Peel Region have noted concerns regarding whether the existing entrance onto Winston Churchill Boulevard has sufficient sightlines to provide safe access into and from the site. The application proposes to use the existing entrance as a full-movement access; however, both Halton Region and Peel Region have noted that the entrance does not conform to their spacing requirements for a full-movement access. In addition, northbound gap analysis of traffic along Winston Churchill Boulevard has not been provided. As such, vehicles will not be permitted to make left turns from the site onto Winston Churchill Boulevard (only right-in, right-out and left-in) and the Traffic Impact Study will need to be amended with this information in order to address traffic concerns.

With respect to policy concerns, Halton Region has concerns that the proposed use would not meet the intent of the Growth Plan and the Regional Official Plan, as it is unclear how the proposal would meet the definition of an employment use; and, the development is proposed within an area under corridor protection, an approved phasing area where development is not permitted until post 2021, as well as an Urban Area, which requires connection to full municipal services.

Town Planning staff acknowledges the technical and policy concerns raised by Town Development Engineering, Halton Region and Peel Region, which will require further analysis and discussion. At this time, staff believe that insufficient analysis has been provided by the proponent to justify that the proposed use conforms to the temporary use by-law criteria outlined within the Town's Official Plan.

The application was deemed complete by the Town on May 21, 2019, and the Public Meeting Notice Sign was posted by the Applicant shortly thereafter. The Public Meeting Notice was mailed to all properties within 120 m of the subject lands on May 24, 2019. The Public Meeting Notice was posted in the Independent & Free Press on May 23, 2019, with a courtesy Notice published on June 13, 2019.

There have been no comments received from the Public to date. Any comments received from the Public will be reviewed by Town staff and addressed through the review of this application.

For future steps staff are; awaiting public comments, the deadline for public comments is July 8, 2019, awaiting second submission that addresses Town and external agency comments, working through identified issues and a final report will be prepared for Council on the disposition of this matter

APPLICANT'S OPPORTUNITY

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

Roger Campbell, Legal Counsel for 1906221 Ontario Inc. (Associated Paving) and on behalf of the Planning Consultant Claire Riepma who was unable to attend.

R. Campbell stated that he had some comments to add and clarifications regarding the planner's presentation. Mr. Campbell stated that the parcel has been in the ownership of the Associated Paving family of companies for about 30 years. R. Campbell stated that Sam Capobianco of Associated Paving and his daughter Lucia Capobianco were present and he advised that Associated Paving company itself has been in business about 50 years. He stated that the property has a history of use that is not inconsistent with what the owners are wanting to do on the property. The property was originally acquired with some encouragement of the local councillor at the time because it was believed it would be good for the economy, because they were going to operate an asphalt plant and a concrete crushing plant on the property. What did happen ultimately is the that they ran a concrete crushing plant for about 7 years in the 1990's. One clarification Mr. Campbell wanted to offer is that according to their information this was done with full permit approval, he noted that in the package for the Councillors it states that it was done without approval. He also said that they got an industrial driveway permit. He says it was done with, if not the permission then the blessing of Council at the time.

Since the property stopped being used as a crushing plant it has been used as a contractors yard, there has been heavy equipment and trucks used on the parcel throughout the history of their ownership. Not all of the parking has been by their people it has been by others as well.

The situation that they now face with the property is with regard to By-law No. 00-138. He noted that by-law is from 2000, so this property has been in a holding designation for nearly 19 years and they differ from the Town in what this property can legally be used for in the face of this. He stated that 19 years is a long time to be sitting on a property that you cannot use. The parcel was designated agricultural at one time but it is less than 10 acres, so not an economical use for agricultural, so the applicants have asked to be able to use the land for something that would not intrude upon the future development of the property and checks all the boxes under the Town's by-law and the official plan. As the planner says it doesn't have to, in a temporary use situation conform to the long range plan for the property or even the official plan in place at the time, it's a matter of if you meet the criteria laid out for the temporary use zoning.

R. Campbell acknowledged that there have been comments coming back saying that there has to be further information provided by the applicant and further study, he stated that this is being done. He stated that his client has been dealing with this with the Town since 2016 looking to have the temporary use. The Region originally took the position that this application had to be for the ultimate use of the property and therefore had to meet all of the requirements that would have to be met if this was the ultimate development for the property. This would negate the whole provision of a temporary use for a property. The Regional Official Plan is silent with respect to temporary uses and the Town Official Plan permits it. So they were in a position where the Region was saying that there had to be a subwatershed impact study. A subwatershed study would be a comprehensive study for the entire area that involves perhaps two years of study and perhaps \$200,000 or more in costs for his client to just to make use of a property that has been

sitting with a hold on it for 19 years. The accommodation that has been made with the Town is that his client had agreed to do the study, if requested, but the application has been seen as complete and they can now finally move forward with the application.

It is their position that once they have addressed the specific concerns about traffic by the Town and their comments that they will have checked all of the boxes for a temporary use. This is something that has been undertaken with enormous studies and significant expense to his client and he noted that this temporary use will not use municipal services, it will use septic services and the existing well.

The parking is actually being used and has been used for an extended period of time and that is the issue that they have had with the Town, whether they can or they can't do use the property for this. It is not a hypothetical anymore it is a known, that the property can actually be used and has been used for the temporary use and it has not caused any incidents or problems. They believe that they have addressed the concerns adequately. When the matter comes back to Council and they hope that they will get Council's support as this is not the ultimate use for the parcel. He stated that they wish to respect the long range planning process and feel that the temporary use has been demonstrated that it can be done safely and will not impinge on what this property will ultimately be used for in the future.

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 to come forward.

The following persons came forward.

Jim Waldbusser, 5 Ostrander Boulevard, Georgetown

J. Waldbusser noted that based on the use and activities on this property should there be consideration of soil or water contamination..

FINAL COMMENT FROM STAFF

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

J. McMulkin noted that there is no need to evaluate contamination as the land is not going to be used for a more sensitive land use in the future.

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. McMulkin 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 July 8, 2019.

The meeting adjourned at 8:04 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK



MINUTES
COUNCIL WORKSHOP
STRATEGIC PLAN
JUNE 6, 2019

Minutes of the Council Workshop regarding Strategic Plan held on June 6, 2019, at 9:30 a.m., at the Acton Town Hall, 19 Willow Street North, Acton.

MEMBERS PRESENT: Mayor R. Bonnette
 Councillor C. Somerville
 Councillor J. Fogal
 Councillor J. Hurst
 Councillor T. Brown
 Councillor B. Lewis
 Councillor W. Farrow-Reed
 Councillor M. Johnson
 Councillor B. Inglis (departed at 2:50 p.m.)
 Councillor A. Lawlor

REGRETS: Councillor M. Albano

STAFF PRESENT: A. B. Marshall, Chief Administrative Officer
 S. Jones, Clerk & Director of Legislative Services
 C. Mills, Commissioner of Transportation & Public Works
 J. Linhardt, Commissioner of Planning & Sustainability
 W. Harris, Commissioner of Recreation & Parks
 J. Diamanti, Commissioner of Corporate Services
 H. Olivieri, Chief & Commissioner of Fire Services
 G. Cannon, Chief Librarian
 R. Cockfield, Manager of Strategic Planning & Continuous Improvement
 D. Szybalski, Director of Economic Development, Culture & Innovation
 A. Fuller, Manager of Corporate Communications
 S. Silver, Senior Advisor Strategic Planning & Continuous Improvement

1. OPENING OF THE COUNCIL WORKSHOP

Mayor R. Bonnette convened the Council workshop in accordance with Section 6 of the Town of Halton Hills Procedure By-law No. 2015-0060, and the Workshop was held in Closed Session for the purpose of educating or training Members of Council regarding the Strategic Plan.

2. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

NIL

3. CONVENE INTO CLOSED SESSION

Resolution No. 2019-0110

Moved By: Councillor W. Farrow-Reed

Seconded By: Councillor T. Brown

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

Council workshop convened in accordance with Section 6 of the Town of Halton Hills Procedure By-law No. 2015-0060, and held in Closed Session for the purpose of educating or training Members of Council regarding the Strategic Plan.

CARRIED

Council convened the workshop into Closed Session at 9:35 a.m.

4. PRESENTATIONS

- 1. John Matheson, StrategyCorp made a presentation to Council regarding the Strategic Plan.**

(Presentation was made in Closed Session)

5. RECONVENE INTO OPEN SESSION

Resolution No. 2019-0111

Moved By: Councillor J. Hurst

Seconded By: Councillor B. Lewis

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

CARRIED

Council reconvened the workshop into Open Session at 3:35 p.m.

6. STAFF DIRECTIONS

NIL

7. ADJOURNMENT

Resolution No. 2019-0112

Moved By: Councillor C. Somerville

Seconded By: Councillor B. Lewis

THAT this Council Workshop do now adjourn at 3:36 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Bronwyn Parker, Manager of Planning Policy

DATE: June 26, 2019

REPORT NO.: PLS-2019-0056

RE: GTA West Environmental Assessment – Project Re-initiation

RECOMMENDATION:

THAT Report PLS-2019-0056 dated June 26, 2019 regarding the GTA West Environmental Assessment Project Re-initiation be received for information;

AND FURTHER THAT staff be authorized to continue to review and evaluate the impacts of the future GTA West Corridor as it relates to the Halton Hills Premier Gateway Employment Area, Future Strategic Employment Areas (FSEA) and the Agricultural Areas located within the Focused Analysis Area (FAA);

AND FURTHER THAT staff report back to Council regarding any new information related to the GTA West Environmental Assessment and potential impacts within the Town of Halton Hills;

AND FURTHER THAT the Town Clerk forward a copy of Report PLS-2019-0056 to the GTA West project team, the Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville for their information.

BACKGROUND:

- **GTA West Environmental Assessment (2007-2015)**

In 2007, the GTA West Environmental Assessment (EA) Study was initiated by the Ministry of Transportation (MTO) to plan for future infrastructure needs and consider options to provide better movement of people and goods throughout the Greater Golden Horseshoe to the year 2031. The GTA West Preliminary Study Area extended north of Highway 401 between Highway 400 in the City of Vaughan in the east and the City of Guelph in the west. A number of staff reports regarding the GTA West Corridor EA were

presented to Council from 2007 to 2015. For Council's benefit, a list of those reports is attached as Appendix 1 to Report PLS-2019-0056.

A number of alternatives were considered through Stage 1 of the Study for the GTA West Corridor, including Alternative 4-2 and Alternative 4-3 that were initially recommended by MTO in 2010 as worthy of more detailed analysis.

As it relates to Halton Hills, Alternative 4-2 consisted of a new transportation corridor generally following the proposed north-south Halton Peel Boundary Area Transportation Study (HPBATS) transportation corridor through Halton Hills and widening of the 401 corridor through Milton. Alternative 4-3 proposed a new transportation corridor extending southwesterly through the agricultural and rural areas of Halton Hills between 5 Side Road and 10 Side Road, connecting to Highway 401 in the vicinity of Tremaine Road in Milton.

In 2011, MTO released a Draft Transportation Strategy that consisted of a single option that combined elements of both Alternatives 4-2 and 4-3. Through Report No. INF-2011-0035, the Town requested that MTO amend the Draft Transportation Strategy to recommend only Alternative 4-2.

In 2012, MTO released the GTA West Corridor Transportation Development Strategy Report. Key recommendations in that report included the widening of Highway 401 to 12 lanes through Halton, as well as the design and construction of a new transportation corridor generally following the alignment of the HPBATS north-south corridor. With the adoption of Report No. INF-2012-0036, Council endorsed the foregoing approach and encouraged the Ministry to:

- commence Stage 2 of the GTA West EA;
- ensure that the impact of the proposed highway facility on existing properties is minimized;
- utilize the work completed as part of HPBATS, specifically the recommended East-West connection around the Hamlet of Norval.

• **Focused Analysis Area (2015)**

In 2015 during Stage 2 of the GTA West EA, a Focused Analysis Area (FAA) was released. The FAA map is attached to this report as Appendix 2. The purpose of the FAA was to identify properties within the overall study area which may be directly impacted by the future transportation corridor (as demonstrated by the orange colour), as well as properties for which it is anticipated that the development process may proceed (those properties within the green colour). A short list of alternatives for GTA West was also released during this timeframe.

- **Province Suspends and then Cancels the GTA West EA**

In December 2015, the Minister of Transportation temporarily suspended the GTA West EA and committed to a review of the project with the assistance of an advisory panel. The panel was asked to conduct a strategic assessment of potential alternative approaches to meet future needs for moving people and goods throughout the GTA West Corridor, including how recent policy changes and new transportation technologies could impact the project going forward.

The GTA West Corridor Advisory Panel Report was completed in May 2017. The Panel recommended that the GTA West EA be stopped, and that the Ministry of Transportation lead the development of a single regional transportation plan for the Greater Golden Horseshoe.

After considering the Advisory Panel's advice, the Minister of Transportation cancelled GTA West EA in February 2018.

- **Northwest GTA Corridor Identification Study (2018)**

At the same time as GTA West EA was cancelled, the Province announced a new, narrower and refined corridor known as the Northwest GTA (NWGTA) Corridor Identification Study Area. This area, which was approximately one-third the size of the original GTA West Corridor, was to consider other transportation and infrastructure opportunities such as utilities and transit within the refined corridor. A decision was expected regarding the results of the study by Spring 2019, however, after the Provincial election in June 2018, the project was officially suspended.

- **Province Reactivates GTA West and the Focused Analysis Area (2019)**

As part of the Fall Economic Statement, the new Provincial Government advised that it would be resuming the EA for GTA West, however, no further details were provided regarding the timelines of the same. Subsequently on June 19, 2019, the Ministry of Transportation announced that the GTA West EA Study was once again resumed. The announcement came on the heels of a motion being passed in the legislature on June 4, 2019 calling on the government to immediately resume the EA.

The announcement confirmed that the Focused Analysis Area (FAA) as originally introduced in 2015 is once again being considered. Again, the FAA map is attached to this report as Appendix 2.

While the MTO information explains that the properties included within the green areas of the FAA may proceed for development purposes, any lands which are included within the Region of Halton and Town of Halton Hills' Corridor Protection Areas (which includes the FAA green areas) remain restricted from development until such time as the Region and Town are able to refine or remove the Corridor Protection policies and related mapping from our Official Plans.

The province has identified that the technically preferred route for the new multimodal transportation corridor will be presented at a Public Information Centre in Fall 2019. Specific property impacts will be identified as part of the preliminary design of the corridor.

- **Regional Electricity Planning GTA West Study Has Commenced**

With the GTA West EA resuming and the cancellation of the NWGTA Corridor Study, the Ministry of Energy, Northern Development and Mines (ENDM) and the Independent Electricity System Operator (IESO) have also initiated a new electricity planning study called the Regional Electricity Planning GTA West Study.

The long-term need for a new electricity corridor was identified by the province in 2015 due to high anticipated growth within the GTA West region. In accordance with the Provincial Policy Statement (PPS), opportunities for colocation of linear infrastructure are to be made wherever practical, which is why ENDM and IESO are coordinating the electricity planning study alongside the GTA West Corridor EA work.

Messaging on the study website and information made available through a webinar attended by staff explains that land will be identified and protected for a future transmission corridor that is adjacent to the future GTA West transportation corridor, to ensure that the longer-term electricity needs can be accommodated if and when they arise.

A draft Scoping Assessment report was posted for a 3 week comment period on the IESO website, with a comment deadline of July 8, 2019. The final Scoping Assessment report will be posted online on August 8, 2019.

Given this is an electricity planning study, the local distribution companies (including Halton Hills Hydro) have been engaged within the project. Town Engineering staff has also been circulated on the study notification.

A letter from the Ministry of Municipal Affairs and Housing was received by the Town Clerk on June 28, 2019. This letter requests notices of any development applications within the GTA West Corridor and Transmission Corridor Identification Study Areas. A copy of the letter has been attached as Appendix 3 to this report.

COMMENTS:

- **Premier Gateway Impacts**

With the uncertainty surrounding the re-initiation of the project, Town staff will be paying close attention to any information that is shared by the Province as there are potential significant impacts to the Town's Premier Gateway Employment Areas particularly north

of Steeles Avenue between Eighth Line and Winston Churchill Blvd (Premier Gateway Employment Area Phase 2B) that would have to be mitigated¹.

As Council may recall, the preparation of a Secondary Plan for the Phase 2B lands was to commence in 2019. In this regard, staff has completed a Terms of Reference for the project including the Scoped Subwatershed Study. Given the announcement that the GTA West EA has resumed and the larger 2015 Focused Analysis Area (FAA) is once again being considered, it would be premature to release the project RFP until we have greater certainty regarding long term corridor protection requirements in this area. According to the Province, a reduced FAA will be presented at Public Information Centre 2 in the Fall of 2019.

- **Provincially Significant Employment Zones and Future Strategic Employment Areas**

In addition to the potential impacts on the Halton Hills Premier Gateway, staff will also be considering the ramifications of GTA West on Provincially Significant Employment Zones (PSEZs) and Future Strategic Employment Areas (FSEA).

As Council may recall, PSEZs were introduced by the Province through Amendment No. 1 to the 2017 Growth Plan, now refined through the Growth Plan 2019, “A Place to Grow”. The Halton Hills Premier Gateway is considered to form part of PSEZ number 18.

FSEA were identified during the Sustainable Halton exercise and incorporated through ROPA 38 and OPA 10. FSEA are lands that are strategically located with respect to existing employment areas and major transportation facilities and are considered to be suitable for employment uses beyond the 2031 planning horizon. The FSEA in the Town are largely located within the FAA.

- **Regional Electricity Planning GTA West Study Impacts**

Given the minimal information that has been shared with municipalities, including specific mapping identifying key areas where the transmission corridor may ultimately be located, definitive impacts with respect to the size, location and magnitude of this electricity transmission corridor are unknown as it relates to Halton Hills at this time.

Staff has engaged with Halton Hills Hydro representatives as to the details of the electricity planning study and will continue to monitor the study and report back to Council with any key information as it evolves over the coming months.

¹ ROPA 47 and OPA 30 identified replacement employment land supply in Lot 2 to the west of the Eighth Line to compensate for the Premier Gateway Phase 2A lands south of Steeles Avenue east of the Toronto Premium Outlets extending easterly to Winston Churchill Boulevard that are subject to HPBATS/GTA West Corridor Protection Area. For purposes of this report, we are assuming that ROPA 47 and OPA 30 will receive final approval.

- **Halton Regional Official Plan Review**

Given the recent announcement regarding the resumption of the GTA West EA, it is unknown at this time how this could impact Halton Region's ongoing Official Plan Review (OPR) work. While the current Corridor Protection policies and area could be refined through the OPR process, should existing 2021-2031 employment lands within Halton Hills be frozen from development in perpetuity, Halton Region will need to consider through this OPR process not only the employment lands needs of the Town to the 2041 planning horizon, but additional replacement employment lands for the 2021-2031 period.

In addition, the potential impacts to the Halton Hills Agricultural land area within the study corridor are also unknown. The Town will seek all opportunities for participation in the study refinement process and will report back to Council with any details that are made available.

- **Servicing implications along Steeles Avenue**

Again, given the uncertainty surrounding the extent of lands which may be impacted and frozen from future development, it is unclear whether or not the lands along the Steeles Avenue corridor east of the Toronto Premium Outlets to Winston Churchill Blvd will be able to be serviced as originally planned. Should the GTA West corridor culminate in a large interchange at the 407 ETR/401 Hwy location, it may be challenging for Halton Region to extend municipal water and wastewater servicing capacity to these lands.

RELATIONSHIP TO STRATEGIC PLAN:

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

- 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.
- 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.8 To promote the identification of strategic employment land reserves to accommodate employment growth beyond 2031.

- 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 Town's Extended Senior Management Team was consulted in the preparation of this report.

PUBLIC ENGAGEMENT:

There is no public engagement associated with or required for purposes of preparing this report. The Province has indicated that a Public Information Centre on a Technically Preferred Route for GTA West will be held in the Fall of 2019.

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.

Sustainability implications will be further considered as the GTA West project proceeds.

COMMUNICATIONS:

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

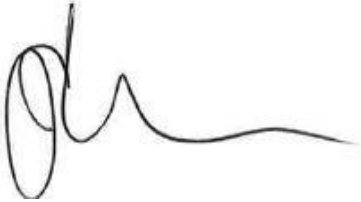
CONCLUSION:

The GTA West Corridor Environmental Assessment Study has been re-initiated by the Ministry of Transportation.

Town staff will be paying close attention to any information that is shared by the Province as there are potential significant impacts on the Town's Premier Gateway Employment Area, particularly Phase 2B, as well as Future Strategic Employment Areas that could accommodate post 2031 employment growth and to the necessary expansion of servicing infrastructure along Steeles Avenue.

Staff will continue to inform Council of any changes or information that becomes available over the course of the summer and will advise when dates have been set by the Province regarding the planned PICs with respect to the announcement of the technically preferred route in Fall 2019.

Reviewed and Approved by,

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

John Linhardt, Commissioner of Planning and Sustainability

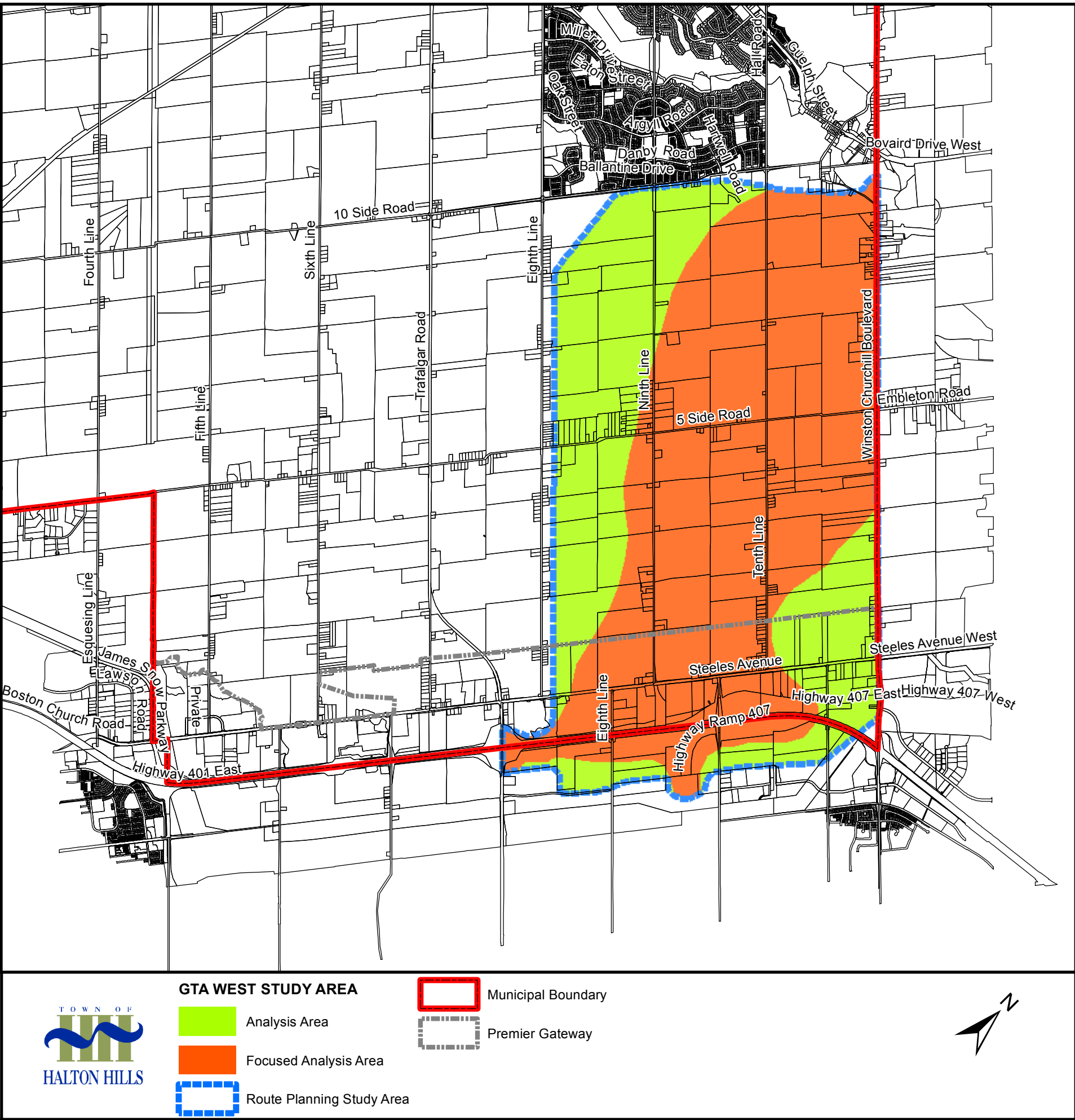
A handwritten signature in black ink, appearing to be 'Brent Marshall', with a stylized, flowing script.

Brent Marshall, Chief Administrative Officer

GTA West Related Reports

Report	Date	Name
<u>ENG-2007-0009</u>	January 29, 2007	GTA West Corridor Environmental Assessment – Initiation of EA Terms of Reference
<u>PD-2007-0028</u>	May 2, 2007	Greater Toronto Area – West Corridor Environmental Assessment Study
<u>PDS-2009-0032</u>	March 26, 2009	Greater Toronto Area – West Corridor Environmental Assessment Study
<u>INF-2010-0049</u>	July 7, 2010	GTA West Corridor and Niagara to GTA Corridor, Planning and Environmental Assessment Studies Update
<u>INF-2011-0035</u>	June 23, 2011	GTA West Corridor Environmental Assessment Transportation Development Strategy Report
<u>INF-2012-0007</u>	February 8, 2012	GTA West Corridor Planning and EA Study – Stage 1 Scope of Additional Work in the Halton Area
<u>INF-2012-0012</u>	March 9, 2012	GTA West Corridor Planning and Environmental Assessment Study Update and Continuation of Consultant Retention
<u>INF-2012-0036</u>	September 12, 2012	GTA West Corridor Planning and Environmental Assessment Study Additional Analysis in Halton Area
<u>INF-2013-0001</u>	December 12, 2012	GTA West Corridor Planning and Environmental Assessment Study Transportation Development Strategy Report
<u>PDS-2014-0029</u>	April 7, 2014	GTA West/Halton Peel Boundary Area Transportation Study Corridor Protection – Halton Hills Premier Gateway Phasing and Replacement Supply
<u>PDS-2014-0039</u>	May 14, 2014	HPBATS/GTA West Corridor Protection and Premier Gateway Employment Lands Re-Phasing
<u>PDS-2014-0047</u>	June 16, 2014	HPBATS/GTA West Corridor Protection and Premier Gateway Employment Lands Re-Phasing – OPA 21 and modifications to OPA 10
<u>INF-2015-0022</u>	April 15, 2015	GTA West Short List of Route Alternatives

The Town of Halton Hills Council met this 27th day of April, 2015, in the Esquering Room, Halton Hills Civic Centre, commencing at 1:30 p.m., for the purpose of a Council Workshop regarding GTA West.
<http://edocs.hhills.ca/edocs/approved/minutes/2015/04/mins-workshop-2015-0427.doc>



Ministry of Municipal Affairs
and Housing

Municipal Services Office
Central Ontario

777 Bay Street, 13th Floor
Toronto ON M5G 2E5
Fax.: 416 585-6882

Ministère des Affaires municipales
et Logement

Bureau des services aux municipalités
du Centre de l'Ontario

777, rue Bay, 13^e étage
Toronto ON M5G 2E5
Télé. : 416 585-6882



June 21, 2019

By email and regular mail

Ms. Suzanne Jones
Town Clerk
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON L7G 5G2
Email: suzannej@haltonhills.ca

**RE: Request for Notices of Development Applications in the GTA West Corridor
and Transmission Corridor Identification Study Areas**

We are writing to thank you for your cooperation in protecting the Study Area for the Northwest Greater Toronto Area Corridor Identification Study (NW GTA Study). For your information, the Ministry of Transportation (MTO) and the Independent Electricity System Operator (IESO) have announced that they will not be proceeding with the NW GTA Study.

Effective June 19, 2019, MTO has announced that it has resumed the Greater Toronto Area West Environmental Assessment (GTA West EA). The Route Planning Study Area and the Focused Analysis Area (FAA) are consistent with the GTA West EA at the time of suspension in 2015. While MTO requires notices for planning applications that fall within the Study Area, MTO's interest will be focused on applications within the FAA. A map of the Study Area and FAA is attached for your reference as Figure 1 and further information on the GTA West EA is available at MTO's website at www.gta-west.com

As the NW GTA Study will not be proceeding, the Ministry of Energy, Northern Development and Mines (ENDM), together with IESO, have initiated a Transmission Corridor Identification Study (Transmission Corridor Study) to identify an adjacent transmission corridor to support growing demand for electricity in the western GTA. The Transmission Corridor Study Area includes the majority of the FAA of the GTA West EA, as well as additional land where Highways 407 and 401 intersect near the Town of Milton and the City of Mississauga, to connect to existing transmission infrastructure in the Parkway Belt West Plan. Planning today for tomorrow's electrical needs will help avoid future costs to local electricity ratepayers. A map of the Study Area is attached for your reference as Figure 2 and further information on the Transmission Corridor Study is available at www.ieso.ca/Get-Involved/Regional-Planning/GTA-and-Central-Ontario/Northwest-GTA

Under the policies of A Place to Grow: The Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement, 2014, planning authorities have a

shared responsibility to protect planned corridors to meet current and projected needs. We look forward to your continued collaboration in protecting the GTA West Corridor as well as the new Transmission Corridor Study Area. Pursuant to Ontario Regulations 543/06, 544/06, and 545/06, notice of *Planning Act* applications within or abutting the boundary of the study areas is required to be provided to the following individual:

Aly N. Alibhai, Regional Director
Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
777 Bay Street, 13th Floor
Toronto, ON M5G 2E5
Aly.Alibhai@ontario.ca

Further, to facilitate provincial review of these planning applications, we ask that notice also be provided to the following individuals for the respective study areas:

GTA West EA:
Lukasz Grobel, Senior Project Engineer
Ministry of Transportation
Provincial Highways Management
159 Sir William Hearst Ave, Bldg D
4th Floor
Toronto, ON M3M 0B7
Lukasz.Grobel@ontario.ca

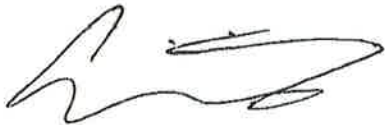
Transmission Corridor Study:
Kirby Dier, Senior Policy Advisor
Ministry of Energy, Northern
Development and Mines
Energy Networks and Indigenous Policy
Branch
77 Grenville Street, 6th Floor
Toronto, ON M7A 2C1
Kirby.Dier@ontario.ca

Thank you for your continued cooperation and assistance in protecting for provincial corridors.

Sincerely,



Aly N. Alibhai
Regional Director, Municipal Services Office – Central Ontario
Ministry of Municipal Affairs and Housing

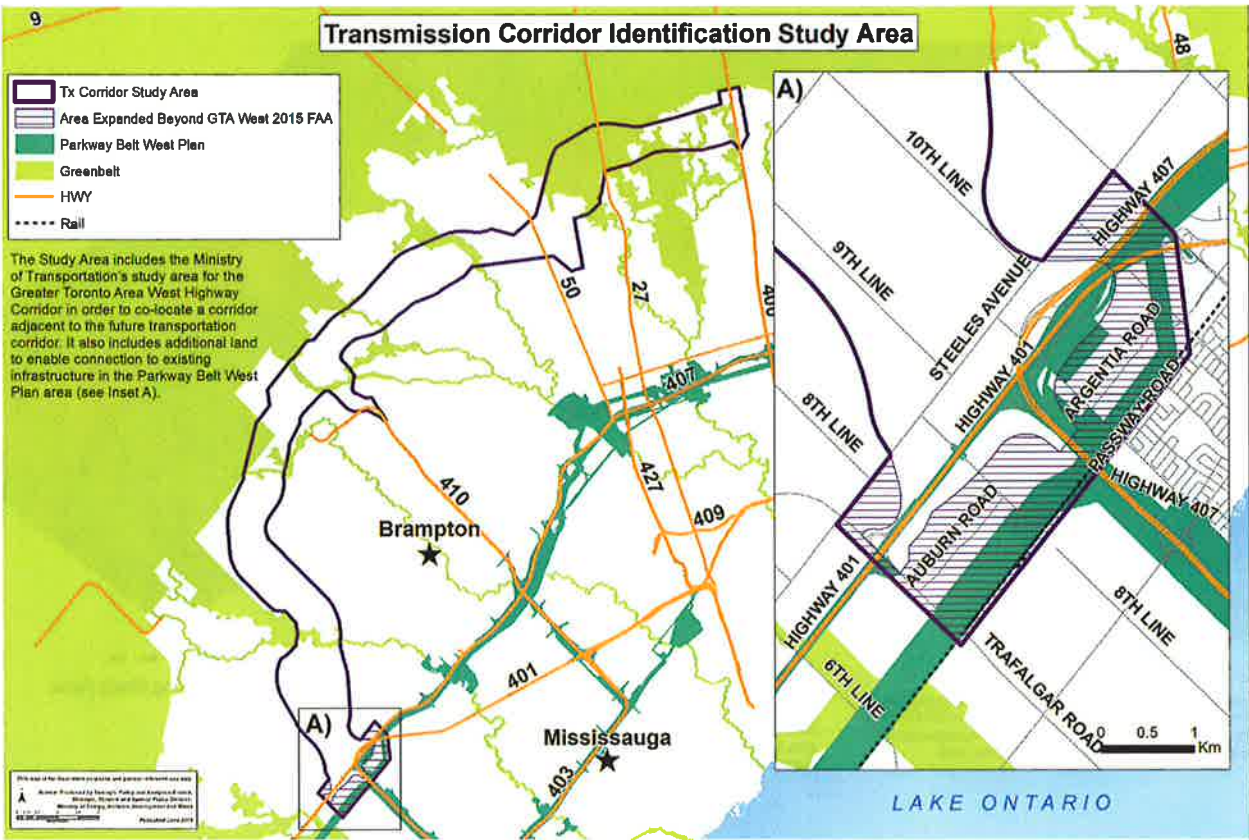


Calvin Curtis
Regional Director (A), Provincial Highways Management, Ministry of Transportation



Samir Adkar
Director, Energy Networks and Indigenous Policy Branch
Ministry of Energy, Northern Development and Mines

Figure 2 – Transmission Corridor Identification Study Area



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: June 18, 2019

REPORT NO.: PLS-2019-0051

RE: Request for a 3 year extension to Draft Plan Approval for the Subdivision application for 125 McDonald Boulevard (Acton)

RECOMMENDATION:

THAT Report No. PLS-2019-0051, dated June 18, 2019, regarding a “Request for a 3 year extension to Draft Plan Approval for the Subdivision application for 125 McDonald Boulevard (Acton)” be received;

AND FURTHER THAT Draft Plan Approval of Subdivision file D12SUB12.001 for 125 McDonald Boulevard in Acton be extended by Council for a period of 3 years to October 8, 2022, subject to the conditions as generally set out in SCHEDULE 4 – CONDITIONS OF DRAFT PLAN OF SUBDIVISION.

PURPOSE OF THE REPORT:

The purpose of this report is to provide Council with a recommendation regarding the Applicant’s (Frank Heller and Co. Ltd.) request for a three (3) year extension to the Draft Plan approval for Subdivision file D12SUB12.001 – 125 McDonald Boulevard (Acton). The 3 year extension would result in a new draft plan approval lapsing date of October 8, 2022.

BACKGROUND:

In September 2014 Council authorized Town staff to grant Draft Approval of Plan of Subdivision application D12SUB12.001 to permit the development of 109 townhouse units on the property municipally known as 125 McDonald Boulevard in Acton; see **SCHEDULE 1 – LOCATION MAP**. As per the Planning Act, the approval issued by the Town identified that the draft approval would lapse three (3) years after the date that the decision became final (ie. October 8, 2017).

The 2014 draft approval document identified 122 conditions that needed to be satisfied before the subdivision could be registered. Through the process of clearing the 122 draft plan conditions the following events occurred:

- technical constraints led the applicant to refine the draft plan to reduce the number of townhouse units from 109 to 108; see **SCHEDULE 2 – DRAFT PLAN**; and
- following demolition of the industrial building that was located on the site, previously unidentified contaminants were found that required additional soil remediation measures. The additional remediation measures have caused significant delays in obtaining a Ministry of Environment and Climate Change (MOECC) (now Ministry of Environment, Conservation and Parks (MOECP)) approved Record of Site Condition (RSC). An RSC is required before the subdivision can be registered and the lands can be developed for residential use.

In response to these events, and at the request of the Applicant, staff has already granted two previous one (1) year draft plan approval extensions (in 2017 and in 2018). As a result, the current lapsing date for the Draft Plan approval is September 8, 2019.

The Applicant has recently learned that the additional soil remediation work requested by the MOECP will require a further testing period of approximately 18 months, following which they will have a better understanding whether the remediation work has been successful. This means that registration of the subdivision cannot occur until 2020 at the earliest, but could potentially be delayed until 2022 under a worst case scenario. Therefore, the Applicant has submitted a formal request for a three (3) year extension of the draft subdivision approval; see **SCHEDULE 3 – EXTENSION REQUEST LETTER**. Any request for an extension beyond a period of one (1) year requires Council approval.

COMMENTS:

Over the past few years the Applicant has provided Town and Regional staff with regular updates regarding the additional soil remediation work being undertaken to satisfy the MOECP requirements. The unforeseen circumstances dictate that registration of the subdivision is unlikely to occur within the next year, and under a worst case scenario may take close to three years.

Prior to the emergence of the contamination issue the Applicant had made significant progress in resolving the draft plan conditions. Staff is satisfied that once the contamination issue has been addressed to the MOECP's satisfaction the remaining outstanding conditions can be resolved shortly thereafter.

Planning staff have circulated the extension request to the appropriate commenting departments and agencies. None of the departments or agencies objected to the extension; only the Halton Catholic District School Board requested a change to the

previously approved 2014 conditions, which was accepted by the Applicant. These changes increased the total number of conditions to 126.

Given the above, staff is of the opinion that a three (3) year extension period seems reasonable. Therefore, Town staff recommends that Council extend draft approval to the requested date of October 8, 2022, subject to the updated conditions as generally set out in **SCHEDULE 4 – CONDITIONS OF DRAFT PLAN OF SUBDIVISION**.

For Council's information, once the subdivision is registered Site Plan approval is still required before construction of the townhouse units can occur. A Site Plan application has not yet been submitted.

RELATIONSHIP TO STRATEGIC PLAN:

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

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

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

G1. *To provide for a moderate scale of growth that is in keeping with the Town's urban structure and protects its' rural character.*

G10. *To promote intensification and affordable housing in appropriate locations within the Town.*

FINANCIAL IMPACT:

There is no financial impact associated with this particular report.

CONSULTATION:

Planning staff have consulted with appropriate Town Departments, the Region of Halton, CVC and the School Boards in preparation of this report.

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the extension of Draft Plan approval.

SUSTAINABILITY IMPLICATIONS:

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

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

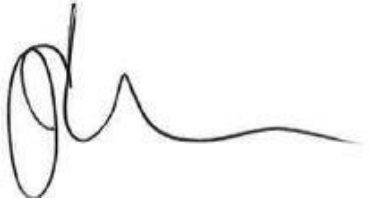
COMMUNICATIONS:

A copy of this report and Council's decision will be forwarded to the Applicant and the appropriate external agencies.

CONCLUSION:

In response to the Applicant's June 3, 2019, request for a three (3) year extension to Draft Plan of Subdivision Approval for file D12SUB12.001 – 125 McDonald Boulevard, Planning staff recommends that Town Council extend the draft approval to October 8, 2022, subject to the conditions as generally set out in **SCHEDULE 4 – CONDITIONS OF DRAFT PLAN OF SUBDIVISION**.

Reviewed and Approved by,

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

John Linhardt, Commissioner of Planning and Sustainability

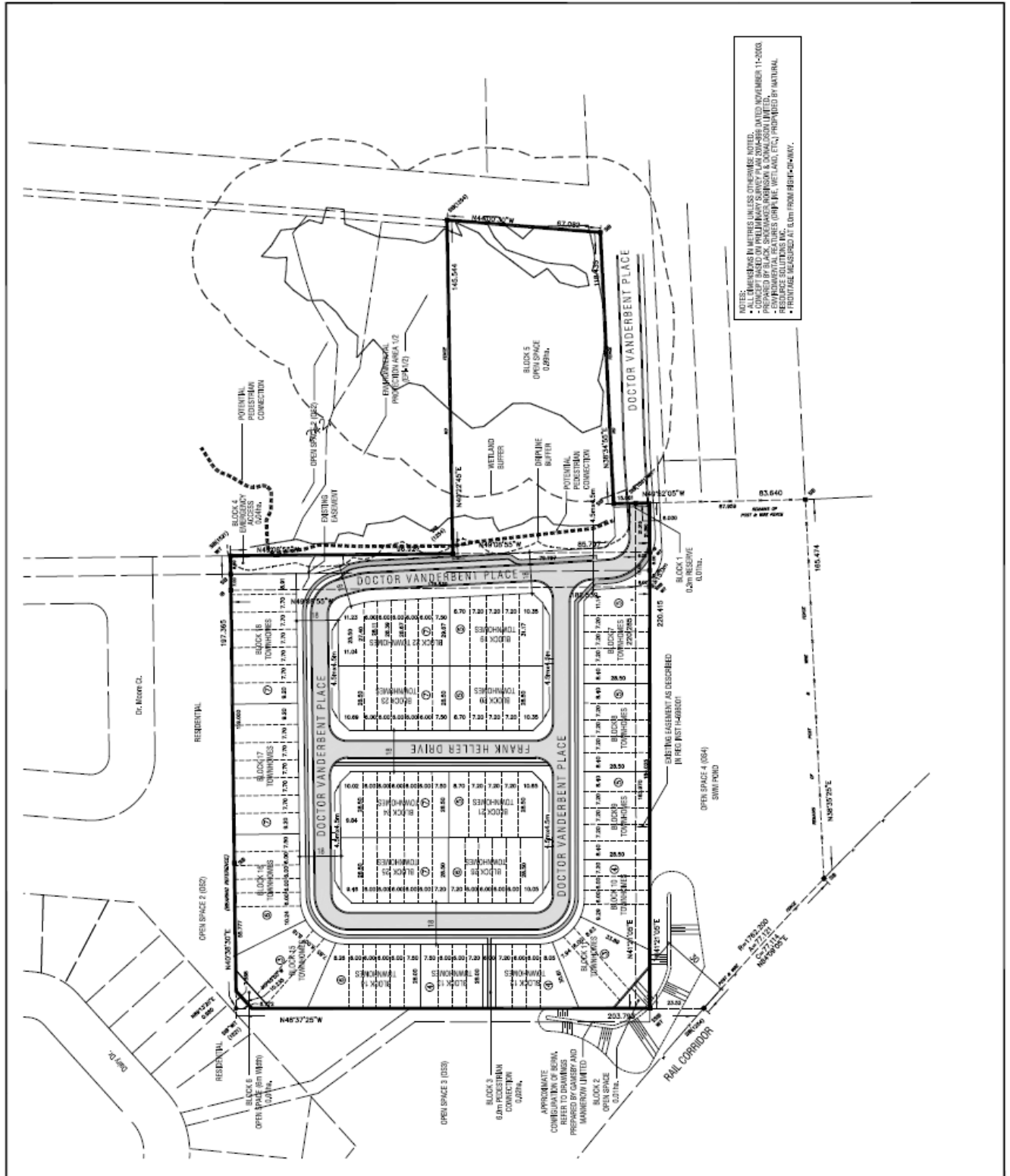
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Brent Marshall, Chief Administrative Officer

SCHEDULE 1 – LOCATION MAP



SCHEDULE 2 – DRAFT PLAN



SCHEDULE 3 - EXTENSION REQUEST LETTER

Wellings Planning Consultants Inc.
Land Use Planners

June 3, 2019

Mr. Jeff Markowiak, MCIP, RPP
Manager, Development Review
Planning, Development & Sustainability Department
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON
L7G 5G2

Dear Mr. Markowiak:

Re: Request for Extension of Draft Approval
Owner/Applicant: Frank Heller and Co. Ltd.
Oak Meadows Subdivision
125 McDonald Blvd
Town of Halton Hills (Acton)
Town and Region File Nos.: D14ZBA12.011; D12SUB12.001; 24T-12001/H

As a follow-up to our recent discussion, the purpose of this letter is to formally request a three (3) year extension of subdivision draft approval. The existing draft plan approval lapses on October 8, 2019.

Our client remains committed to completing this project but has experienced significant cost and delay addressing the required soil remediation measures for the property. This has resulted in a corresponding delay with respect to the Record of Site Condition (RSC). The soil remediation work requested by the Ministry of Environment, Conservation and Parks (MECP) requires a testing period that will take approximately 18 months to complete. This delay has impacted our client's ability to complete the pre-servicing under the Town's executed Pre-Servicing Agreement and has also delayed the execution of a full Town Subdivision Agreement placing this project well behind schedule. As a result of these implications, a three (3) year extension of draft approval is necessary until October 8, 2022.

The subject lands have been rezoned for residential purposes with a Holding (H) Provision to address servicing and the required RSC. Satisfying the above-noted environmental concerns is a requirement prior to proceeding with the residential development. The RSC process is a matter within the jurisdiction of the MECP and outside the control of our client. In addition to the Town's Pre-Servicing Agreement noted above, a Regional Subdivision Agreement was executed back in 2017. Our client has shown good faith and a commitment to proceed toward registration at the earliest possible opportunity. Building could commence as early as 2021 but could potentially be delayed until 2022. Based on the comments above, we believe a three (3) year

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extension of draft approval is necessary, and reasonable and appropriate under the circumstances. The extension will facilitate the completion of the project which we believe is in the public interest, and the project will be a positive addition to the Acton community once completed.

Please advise if you require anything further to process the draft approval extension request. Fred and Ron will drop off cheques for the required Town fee of \$3,671.00 and Regional fee of \$837.76 shortly.

If there are any concerns with this request, please contact me immediately. I would be pleased to delegate before Council if required. Thanks.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.

A handwritten signature in black ink, appearing to read "Glenn Wellings", with a stylized flourish at the end.

Glenn J. Wellings, MCIP, RPP

Copy: Fred Dawkins/Ron Heller, Frank Heller and Co. Ltd.

SCHEDULE 4 – CONDITIONS OF DRAFT PLAN OF SUBDIVISION

CONDITIONS OF DRAFT APPROVAL FOR PLAN OF SUBDIVISION

FILE: D12SUB12.001 (Frank Heller and Co. Ltd. - 125 McDonald Boulevard)

LEGAL DESCRIPTION

**Part Lot 242, Parts 1, 2, 4 to 7, Town of Halton Hills, Regional Municipality of
Halton, 125 McDonald Boulevard, Acton**

The conditions, which shall be fulfilled prior to final approval of this Plan of Subdivision, are as follows:

TOWN OF HALTON HILLS:

- 1 That approval applies to the proposed Plan of Subdivision revised by Wellings Planning Consultants Inc. dated July 28, 2014, to show 109 townhouse lots, internal subdivision Streets A and B, 3 open space blocks, an emergency access block and a pedestrian connection block.
- 2 That the Owner agrees, prior to final approval, to enter into a Subdivision Agreement, to be registered on title, to satisfy all requirements, financial, servicing and otherwise, of the Town of Halton Hills.
- 3 That the Owner agrees to submit revised Urban Design and Architectural Control Guidelines (May 2014) addressing streetscape and landscape standards for the development and architectural standards for the dwelling units, as per the July 8, 2014, Urban Design Peer Review Memo prepared by Walker, Nott, Dragicevic Associates Limited, and further to reflect the "bungaloft" style units proposed for Blocks 17, 18 & 19 of the draft plan of subdivision and presented at the August 13, 2014, Public Information Centre, to the satisfaction of the Director, Planning, Development & Sustainability and acknowledge that additional changes to the architectural design of the units contemplated within this draft plan approval will be addressed in this forthcoming submission and may trigger additional changes upon review by the Town of Halton Hills urban design peer reviewer.
- 4 That the Owner agrees to revise the appropriate drawings to reflect the changes required by the Town of Halton Hills Fire Department as follows:
 - a) Streets A and B are to be designated as fire routes;
 - b) Drawings are to indicate the location of the fire hydrants;
 - c) Block 4-Emergency Access - The proponent is to describe the design of this access including the extension to Dr. Moore Court.
- 5 That the Owner agrees that all Municipal road allowances included in the plan of subdivision shall be named to the satisfaction of the Town of Halton Hills (application made to Clerk's Department) and shall be constructed to the Town of Halton Hills standards for rural residential right-of-way.
- 6 That the Owner agrees that prior to entering a Pre-servicing Agreement with the Town of Halton Hills, all necessary permit(s) from the related Authority for the SWM facility and/or storm water drainage outfall, if any, are in place and in good standing. It shall be the Owner's responsibility to maintain all of the Authority permit(s) in good order for the term of both the Pre-servicing Agreement and this agreement.
- 7 That the Owner agrees to grant all easements or blocks as required, free and clear of any encumbrances, to the Town or other appropriate authority.
- 8 That the Owner agrees to deposit mylars of the Registered Plan of Subdivision with the Town of Halton Hills, and provide the Town with computerized information in a format satisfactory to the Town.

- 9 That the Owner agrees to construct all works, which must be considered temporary to facilitate the development of the subject property. These works may include, but not be limited to, emergency access, temporary cul-de-sacs and stormwater facilities.
- 10 That the Owner agrees to install and make operational L.E.D. street lighting, including meters, on all streets and walkways within the draft plan of subdivision, to an urban residential standard, to the satisfaction of the Director of Infrastructure Services, within 90 days of the issuance of the first Building Permit.
- 11 That the Owner agrees to provide layby parking along Street 'A' adjacent to the woodlot to the satisfaction of the Director of Infrastructure Services.
- 12 An 18.0m wide ROW as shown on the Gerrard Design Associates Inc. right-of-way Cross Section (Concept) dated July 31, 2014, has been permitted for this development. Through detailed design, it is anticipated that the alignment of the paved portion of the roadway will be further refined to the satisfaction of the Director of Infrastructure Services. This may include increasing or decreasing radii of the centerline and/or increasing or decreasing centerline offset from the edge of the ROW.
- 13 That the Owner agrees to reconstruct McDonald Blvd to a 8.5m wide driving surface from Wallace St. to the limit of the development, to the satisfaction of the Director of Infrastructure Services. It is expected that the roadway will be urbanized with curb, and a new sidewalk will be created along the south limit of the roadway. Prior to commencing detailed designs, the Engineer shall arrange for a meeting to discuss drainage of this section ROW.
- 14 That the Owner agrees to make the necessary arrangement and cover all associated costs to dedicate the offsite portion of Town owned lands (Defined as Block 40 on 20M-889) as required to provide a complete 20m wide right-of-way for the westerly proposed limit of McDonald Blvd.
- 15 That the Owner agrees to fully abandon and remove the existing sanitary sewers and to fully remove the associated easements to the satisfaction of the Director of Infrastructure Services as shown on the Draft Site Servicing Plan, prepared by Gamsby and Mannerow, received (by the Planning Department) on June 2, 2014. The limits of the removal begin at the proposed MH 'O', where the sanitary sewer diverts through the proposed subdivision (Block 3 of the Draft Plan of Subdivision referenced herein) and finishes at existing MH 'P', where the new sanitary sewer reconnects to the existing sanitary sewer within the McDonald Blvd extension (Adjacent to Block 1 of the Draft Plan of Subdivision referenced herein).
- 16 The Owner agrees to make a financial contribution to the Town in the amount of \$12,000.00 prior to registration to address the financial impact to the road network based on the projected traffic volumes generated by this development.
- 17 That the Owner agrees in a subdivision agreement that maintenance of any retaining walls constructed within the draft plan of subdivision shall be the responsibility of the Owner and subsequent Owners, and that no retaining wall shall exceed a maximum height of 1.5 metres on the exposed face.
- 18 That the Owner agrees to fence the limits of the Development prior to commencement of the site works, to the satisfaction of the Director of Infrastructure Services and that the fence shall be maintained and remain in place until such time as directed otherwise by the Director of Infrastructures Services.
- 19 That the Owner agrees to construct a black vinyl chain link fence at locations determined by and to the satisfaction of the Director of Infrastructure Services and the Director of Recreation and Parks.
- 20 That the Owner agrees to construct a wooden board on board fence at locations determined by and to the satisfaction of the Director of Infrastructure Services and the Director of Recreation and Parks.

- 21 That the Owner agrees to have designed and constructed all grading, drainage and servicing under the Town's jurisdiction, to the satisfaction of the Director of Infrastructure Services and the Director of Recreation and Parks.
- 22 That the Owner agrees to construct all rough grading and associated works, as deemed necessary by the Director of Infrastructure Services and the Director of Recreation and Parks and/or as indicated on the engineering drawings, prior to the issuance of any Building Permits.
- 23 That the Owner agrees to provide daylighting triangles at all intersections and inside bends of all streets to the satisfaction of the Director of Infrastructure Services.
- 24 That the Owner agrees to provide two second order, second level Geodetic Benchmarks in suitable locations to the satisfaction of the Director of Infrastructure Services.
- 25 That the Owner agrees to post approved lot grading plans, when available, at any location where lots in a particular plan of subdivision are offered for sale, and to provide purchasers with a final copy of the individual lot grading and plot plans developed for each lot once approved by the developer's professionals and the Town, as it is available, and in any event, prior to the issuance of Building Permits.
- 26 That the Owner agrees to make copies of the approved draft plan and conditions available and visibly post the approved draft plan for the public's viewing where units are offered for sale.
- 27 That the Owner agrees to stabilize all disturbed soil within 30 days of being disturbed, control all noxious weeds and maintain ground cover, to the satisfaction of the Town's Administration.
- 28 That the Owner agrees to provide mud tracking pads for construction vehicles at the site entrances, and to direct construction traffic to and from the draft plan of subdivision lands via a specified route to the satisfaction of the Director of Infrastructure Services.
- 29 That the Owner agrees that, in the event that future development of the property is to be phased, a detailed development phasing plan must be submitted prior to final approval of the first phase of development. The Phasing Plan shall indicate the sequence of development, the land area in hectares, the number of lots and blocks in each phase, grading to minimize the total soil area exposed at a given time, and construction of public services, to the satisfaction of the Town. The phasing must also be reflected in all required reports.
- 30 That the Owner agrees that the grading plans, submitted as part of the detailed engineering submission, be prepared and submitted to the satisfaction of the Director of Infrastructure Services.
- 31 That the Owner agrees to provide to the Town sufficient securities for the maintenance and monitoring of sediment and erosion control measures should further development not proceed, to the satisfaction of the Town's Administration.
- 32 That the Owner agrees to provide written notice to homeowners located in the draft plan of subdivision prior to the completion of home sales, advising of the time frame in which construction activities may occur, and potential for the residents to be inconvenienced by the construction activities such as noise, dust, dirt, debris and construction traffic, to the satisfaction of the Town's Administration.
- 33 That the Owner agrees to supply to the satisfaction of the Director of Infrastructure Services a digital compatible file of the "as constructed" Public Services, in a format suitable for use with the Town's current version of AutoCAD.
- 34 That the Owner agrees to provide 0.3 metre reserves, as required by the Director of Infrastructure Services.

- 35 That the Owner agrees to have an Arborist certify that all trees planted by the Owner are disease free, healthy and are installed to the Town's Standards after planting and prior to assumption of the public services.
- 36 That the Owner agrees to have prepared by a qualified Consulting Engineer(s) and submitted to the Director of Infrastructure Services for approval, the following reports, based on Terms of Reference as approved by the Director of Infrastructure Services. The reports must be approved prior to the approval of the Engineering Submission. Recommendations from the reports will be implemented in the detailed design process to the satisfaction of the Director of Infrastructure Services. All reports and studies must refer to the Plan of Subdivision revised by Wellings Planning Consultants Inc. revised July 28, 2014.
- a) Stormwater Management Report which shall indicate how stormwater is to be accommodated on the subject property and directed to an adequate outfall including all external drainage areas. The Terms of Reference for the report must be approved by the Director of Infrastructure Services prior to the report being prepared. The report must be submitted and approved prior to finalization of the engineering drawings. Recommendations from this report must be implemented in the detailed design process to the satisfaction of the Director of Infrastructure Services.
 - b) Siltation Report, Sedimentation and Erosion Control Report to provide recommendations for the control, maintenance, and monitoring of sediment during all phases of construction and to address erosion control issues specific to the draft plan of subdivision.
 - c) Geotechnical Report, to provide recommendations for the pavement design of internal roads, requirements for sub-drains and design information for building foundations.
 - d) Tree Preservation and Inventory Report prepared by a qualified Environment Consultant/Landscape Architect or Arborist which identifies existing trees and other vegetation and means of protection, restoration and enhancement, through appropriate plantings or other measures including edge management to the satisfaction of the Director of Recreation and Parks.
 - e) Environmental Site Assessment and Remediation Report, to assess property to be conveyed to the Town to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Owner's expense. Prior to the registration of the subdivision plan, the consultant shall certify that all properties to be conveyed to the Town are free of contamination and that top soil placed on public lands are free of atrazine.
 - f) Traffic Impact Study, to address vehicular, bicycle and pedestrian movement and site access, the potential impact on the existing road network, traffic signage, the design of bikeways and traffic calming measures. The Director of Infrastructure Service may request that the data used for the basis of this report be updated to reflect current statistics just prior to the approval of this document.
- 37 That the Owner agrees to rough grade, topsoil and apply seed and mulch on all Block identified as Reserve Blocks and lots precluded because of phasing, and the Owner agrees to maintain these blocks and lots including periodic grass cutting and weed control until such time as development occurs.
- 38 That the Owner agrees that, where a condition of approval requires the preparation of a report, study or plan, the Owner shall:
- a) Carry out, or cause to be carried, out the study, report or plan at the Owner's expense, prior to the registration of the plan, except in those circumstances that may be specifically authorized by the approving agency(s);
 - b) Carry out, or cause to be carried out, the recommendation(s) or work(s) prescribed in the approved study, report or plan, prior to the registration of the

plan, except in those circumstances that may be specifically authorized by the approving agency(s).

- 39 The Owner agrees to provide suitable conveyance of storm water run-off from external drainage area(s) to the proposed municipal storm water drainage system via an easement for storm sewers and/or block for overland ditch(s) per Town policy along the property lines of the proposed lots to the satisfaction of the Director of Infrastructure Services.
- 40 The Owner agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that home mail delivery is not expected. The Owner further agrees to consult with Canada Post and the Town of Halton Hills to determine the location of the "Community Mail Boxes, Mini-parks, Postal Kiosks or other centralized mail facilities as required by Canada Post", and to show the location on appropriate maps with the maps, being prominently displayed in the sales office. These facilities are to be installed to the standards as provided by the Town and Canada Post as part of the installation of public services. The Owner will be responsible for officially notifying the purchasers of the exact community mailbox locations prior to the closing of home sales.
- 41 That the Owner agrees to provide to the Town of Halton Hills confirmation from the telecommunications company, Halton Hills Hydro and Natural Gas Company that satisfactory arrangements have been made for the installation of underground services in the draft plan of subdivision, in the event underground services are required.
- 42 That the Owner agrees to incorporate on all offers of purchase and sale agreements the following notice:
- a) The Town's Fencing Policy prohibits private gate access to municipally owned lands.
 - b) The type and location of fencing adjacent to the municipally owned lands, which shall be installed by the developer, are in accordance with Town Policy.
- 43 That the Owner agrees to have prepared by a certified Arborist and submitted to the Director of Recreation and Parks for approval, prior to any on-site works being undertaken, a Tree Inventory and Preservation Report, which shall address the existing trees on the site. This information will supplement what is shown in Figures 1-3 and Appendix 1 of the Environmental Impact Assessment Addendum Report prepared by Natural Resource Solutions Inc. (May 29, 2014) to specify what existing trees are feasible for retention within the development proposal.
- 44 That the owner agrees to have prepared by a qualified ecologist and submitted to Credit Valley Conservation and the Director of Recreation and Parks for approval, prior to any on-site works being undertaken, an Edge Management Plan, which shall address the remediation, grading, hazard tree management, invasive species removal and monitoring for Block 5, and the Town owned open space to the north of Block 5, as identified in the Environmental Impact Assessment Report prepared by Natural Resource Solutions Inc. (July 31, 2012) (Update November 2013) and Addendum (May 29, 2014).
- 45 That the Owner agrees that, prior to registration and as part of the Edge Management Plan, an Open Space Information Guide will be prepared for review, approval and distribution by the Town to new homeowners based on the material contained within Appendix XV of the Environmental Impact Assessment Report prepared by Natural Resource Solutions Inc. (Update November, 2013).
- 46 That the Owner agrees that, prior to registration and as part of the Edge Management Plan, securities will be provided for the monitoring of Block 5 and two year warranty of restoration and enhancement plant materials as identified in Appendix XIV of the Environmental Impact Assessment Report prepared by Natural Resource Solutions Inc. (Update November, 2013).

- 47 That the owner agrees to provide open space restoration planting in the area impacted by the noise attenuation berm located in Block 2 and the adjacent Town owned open space, to the satisfaction of the Director of Recreation and Parks.
- 48 That the owner agrees to provide supplementary landscaping within the Town owned open space block and Block 6 to screen the rear of Blocks 11 – 15 from the existing Town owned recreational trail, to the satisfaction of the Director of Recreation and Parks.
- 49 That the Owner agrees to provide a recreational trail linkage from the north east corner of the site adjacent to Block 19 to Wallace Street Park as shown conceptually on Figure 5B of the Environmental Impact Assessment Report Addendum prepared by Natural Resource Solutions Inc. (May 29, 2014) to the satisfaction of the Director of Recreation and Parks and subject to the necessary regulatory permits.
- 50 That the Owner agrees to provide 1.5 m black vinyl chain link fencing located 150mm outside of the subject lands, along the rear of Blocks 7-19 that abut open space lands (where noise attenuation fencing is not required) and along the perimeter of Block 5 as identified in the Environmental Impact Assessment Report prepared by Natural Resource Solutions Inc. (July 31, 2012).
- 51 That the Owner agrees to provide details on the following project elements as a condition of Site Plan Approval:
- a) That the Owner agrees to provide cash-in-lieu of parkland at a rate of one hectare per 300 dwelling units pursuant to the requirements of the Town's Official Plan and the Planning Act. The open space blocks shown as Blocks 2, 5 and 6 are not to be considered as parkland in calculation of the parkland dedication requirement.
 - b) Upgraded acoustic or privacy fencing with masonry pillars for lots identified as gateway or corner lots in the Urban Design and Architectural Control Guidelines (Addendum 1, May 2014);
 - c) Front yard landscaping to supplement street tree planting.
- 52 That the Applicant/Owner enter into an agreement with the Town of Halton Hills, with terms satisfactory to the Director of Recreation and Parks, regarding the financing of any restoration and enhancement plantings on Town-owned Wallace Park proposed within the Environmental Implementation Report and associated plans to offset/mitigate impacts resulting from detailed plans for the pedestrian trail associated with this subdivision and for McDonald Road improvements.
- 53 That prior to occupancy the Applicant/Owner agrees to install interpretive signage to appropriate Town of Halton Hills standards at entrances to the proposed trail connection to Wallace Park to educate trail users about the value of the surrounding natural features and species.
- 54 That prior to registration the Owner agrees to incorporate the content of the Urban Design and Architectural Control Guidelines (Addendum 1, May 2014) as may be amended pursuant to condition 3 to the satisfaction of the Director of Planning, Development and Sustainability into the subdivision agreement and drawings to the satisfaction of the Town's Administration, to address streetscape (street lighting, median treatments, signage, fencing, planting, hard surface treatments, community mail boxes, community features, street furniture), recreational trail linkages, architectural form and facade upgrades, setbacks and other design issues unique to the proposed development and necessary mechanisms, including the provision within the agreement that a security of \$250 per unit be collected to ensure their implementation in accordance with the Guidelines and/ or in the event that the Town is required to retain a control architect to provide the necessary assurances prior to the issuance of building permits.
- 55 The Owner agrees to include in offers of purchase and sale of the identified lots, a statement that advises prospective purchasers of the following:

a) Lots Abutting Open Space Blocks (Blocks 7-19):

- (i) No private gates are permitted in fencing abutting Town owned open space;
- (ii) A Recreational Trail link will be provided within Open Space Blocks;
- (iii) Town policies prohibit the encroachment or dumping of materials on Town owned land.

56 That the Owner agrees that, prior to execution of the subdivision agreement, an information sign be erected in conformity with the Town Sign By-law 2003-0065. This sign shall be designed and located to the satisfaction of the Director of Planning. It is further agreed that the Owner is not required to obtain a permit under the Town Sign By-law if the provisions of this condition are followed. The Owner shall only erect the sign after the contents have been approved. Further the Owner agrees to maintain the sign and only remove the sign upon sale of the last residential lot in the plan or such other time as may be approved by the Director of Planning. The information sign shall accurately depict a colour rendered plan of subdivision which clearly details the following information:

- a) Approved zoning categories of the lands, including reference to the amending By-law number;
- b) Open Space blocks;
- c) Residential lotting pattern;
- d) Public walkways and trail linkages;
- e) Canada Post facilities;
- f) Reserve blocks;
- g) Street names.

57 That the Owner agrees, pursuant to Town of Halton Hills Council approved Report PDS-2014-0048, that the Owner shall provide the Town of Halton Hills a financial contribution equal to \$1000 per RESIDENTIAL UNIT for the first 33 units for which Building Permits are issued for this development, for a total of \$33,000, to the satisfaction of the Town's Director of Planning, Development and Sustainability.

58 That the Owner agrees for the purpose of notification and advisement to include the following notice to all prospective purchasers and in all offers of purchase and sale for the townhouse development:

- a) That the enclosed garage is intended for vehicle storage and forms a component of the total parking requirement calculations (2 private spaces per unit).

59 The Owner shall agree to comply with the Green Development Standards, as approved by Council on April 28 2014, through resolution No. 2014-0092, and as approved by and to the satisfaction of the Director of Planning, Development & Sustainability.

EXTERNAL BOARDS & AGENCIES:

CANADA POST:

60 The Owner/Developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

61 The Owner/Developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Halton Hills.

62 The Owner/Developer agrees to include in all offer of purchase and sale a statement, which advises the prospective new home purchasers that mail delivery

will be from a designated Community Mailbox, and to include the exact locations (list of lot no's.) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post. The Owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the purchase offer, on which the homeowners does a sign off.

63 The Owner/Developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plan:

- a) Community Mailbox concrete base pad per Canada Post specifications;
- b) Any required walkway across the boulevard, as per municipal standards; and
- c) Any required curb depression for wheelchair access.

64 The Owner/Developer further agrees to determine, provide and fit up (a) suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations (a gravel area with a single row of patio stones – spec to be provided). This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time (the developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area).

CANADIAN NATIONAL RAILWAY

65 The Owner agrees to comply with the requirements of the Canadian National Railway Company. The Owner further agrees to include the following warning clause in all development agreements, offers to purchase and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way, to the satisfaction of the Town:

WARNING: Canadian National Railway Company ("CNR") of its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansion of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operation on, over or under the aforesaid rights-of-way.

CREDIT VALLEY CONSERVATION (CVC):

66 That the recommendations of the Updated Environmental Impact Study prepared by Natural Resource Solutions Inc. November 2013 and Addendum to the Updated Environmental Impact Assessment prepared by Natural Resource Solutions Inc. prepared May 29, 2014, be implemented to the satisfaction of CVC and Halton Region.

67 That prior to final registration of the plan that the layout of the trail and compensation planting within Wallace Street Park be prepared and finalized to the satisfaction of CVC and the Town of Halton Hills and Halton Region.

68 That the implementing Zoning By-law place all open space blocks, hazard lands or natural heritage features (including buffers) in a suitable zoning category which has the effect of prohibiting development and ensuring the long term preservation of the lands in perpetuity to the satisfaction of CVC, Halton Region and the Town of Halton Hills.

- 69 That prior to final registration of the plan an assessment guiding the detailed design of McDonald Blvd. upgrades be undertaken which result in no negative impacts to the surrounding natural features, hazards and their ecological functions to the satisfaction of CVC.
- 70 That detailed engineering plans prepared by a professional engineer for the proposed erosion and sediment controls in accordance with the Functional Servicing and Stormwater Management Report prepared by Gamsby and Mannerow Revised November 20, 2013, to the satisfaction of CVC and the Town of Halton Hills.
- 71 That prior to Site Alteration and Grading the Applicant obtain all necessary permits from CVC in accordance with Ontario Regulation 160/06.
- 72 That the draft plan be red-lined revised to meet the requirements of the above conditions, if necessary.
- 73 That the Owner agrees, in the subdivision agreement in wording acceptable to CVC and the Town of Halton Hills, to carry out or cause to be carried out the works or requirements noted in Conditions 65 to 72 above.

HALTON DISTRICT SCHOOL BOARD:

- 74 The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
- a) Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
 - b) Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton District School Board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
- 75 That in cases where offers of purchase and sale have already been executed, the Owner sends a letter to all purchasers which includes the above statement.
- 76 That the Owner agrees that should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
- 77 That the Owner shall supply, erect and maintain signs at all major entrances into the development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
- 78 That the Owner submits a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills, to the Halton District School Board.
- 79 That the Owner provides the Halton District School Board a geo-referenced AutoCAD file of the draft M-Plan once all Lot and Block numbering configuration has been finalized. Should any changes occur after the initial submission to the Lot and Block configuration or number on the draft M-Plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

HALTON CATHOLIC DISTRICT SCHOOL BOARD:

- 80 The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:

- a) Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
- b) Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs.

81 In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.

82 That the owner agrees in the subdivision agreement to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to the issuance of building permits.

83 That the owner agrees in the subdivision agreement to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to the issuance of building permits.

84 That the owner agrees in the subdivision agreement to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to the issuance of building permits.

85 The owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

REGION OF HALTON:

86 That prior to final approval, or any servicing of the site, the Owner is required to submit to the Region of Halton, a Ministry of Environment (MOE) acknowledged Record of Site Condition (RSC) that is certified by a Qualified Person as defined in Ontario Regulation 153/04 and indicates that the environmental condition of the site is suitable for the proposed land use(s). The Owner is also required to submit all supporting environmental documentation such as Phase One and Phase Two Environmental Site Assessment and Remediation reports, etc. to the Region of Halton for review.

87 The Applicant is required to implement the recommendations of the submitted noise and vibration study to the satisfaction of Halton Region and the appropriate rail authority.

88 The Owner agrees to decommission any existing wells on the subject lands in accordance with the Ontario Water Resources Act, applicable MOE Guidelines and Region of Halton standards, to the satisfaction of the Region of Halton Health Department.

89 The Owner agrees to enter into a Subdivision Agreement, to satisfy all requirements, financial or otherwise, of the Local Municipality and the Region of Halton, including but not limited to, the phasing of the plan for registration, the provision of roads, watermains, wastewater mains, stormwater facilities and utilities. A detailed engineering submission shall be prepared and submitted to the Region of

Halton's Development Coordinator for review and approval prior to the preparation of the Regional Subdivision Agreement.

- 90 The Owner agrees to pay Regional development charges, payable in accordance with the applicable Regional Development Charge By-law, which are required at the following stages: Subdivision Agreement Stage - Water and Wastewater (including any blocks intended for future development at the maximum density permitted under the applicable zoning by-law); Building Permit Issuance - all remaining Region-Wide Development Charges in effect on the date of issuance.

Note: Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to all Regional Development Charges (including water and wastewater not collected at subdivision agreement) prior to the issuance of the building permit, at the rate in effect on the date of issuance. It should be noted that a development charge agreement may be required to collect Regional development charges in advance of these two stages.

- 91 The Owner agrees that, should development be phased, a phasing plan shall be submitted prior to final approval of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks including the proposed number of units.

- 92 A detailed engineering submission including a revised Functional Servicing Report shall be prepared and submitted to the Region of Halton Development Coordinator for review and approval prior to the preparation of the Regional Subdivision Agreement.

- 93 Upon draft approval, Region of Halton services within the plan of subdivision may be installed provided the Regional Subdivision Agreement has been executed, appropriate financial security has been posted and all relevant fees paid to the satisfaction of the Region. If Regional services are installed prior to subdivision registration, the Owner agrees to provide the Region of Halton "as constructed" drawings of those services, certified by a professional engineer, before registration takes place.

- 94 The Owner is to provide the subdivision with a looped water system to help ensure a safe, secure and reliable water supply. This can be accomplished with two or more feeds from the Region's water supply. Should the connection points not be readily available adjacent to the site then the Owner will be required to extend watermains to the site at their own cost for this purpose.

- 95 That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region of Halton Development Co-ordinator that sufficient water capacity exists to accommodate this development

- 96 The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region of Halton Development Co-ordinator that sufficient Wastewater Plant capacity exists to accommodate this development.

- 97 The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region of Halton Development Co-ordinator that sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place.

- 98 The Owner acknowledges and agrees that there may not be sufficient water or wastewater plant capacity; storage or pumping facilities and associated infrastructure to accommodate this development and that additional capacity may not become available within the term of this draft approval. The Owner acknowledges and agrees that granting of draft plan approval does not imply a guarantee by the Region to service this development within the term of draft approval. The Region of Halton Development Coordinator will advise the Owner in writing at the time of first submission for engineering design approval of the availability of capacity of Regional services and the capacity available for the owner's

development. The registration of all or part of this plan shall not take place until the Region of Halton Development Coordinator has confirmed that capacity exists to accommodate this development.

- 99 That prior to final approval, the owner obtain water and wastewater servicing permits from Halton, pay all the necessary fees associated with the permits and meet all of the service permit requirements including the installation of all water meters, to the satisfaction of Halton's Development Coordinator.
- 100 The Owner shall provide to Halton's Development Coordinator, digital drawings in accordance with the Region's Digital Drawing Specifications for Developments prior to construction of any works and upon submission of the "as constructed" drawings.
- 101 The Owner shall conduct a survey of the property to identify all existing wells and/or private septic systems related to the former use of the lands and shall decommission any existing wells in accordance with Ministry of Environment Guidelines prior to commencing development of these lands, to the satisfaction of Halton Region's Development Coordinator.
- 102 The Owner shall submit a revised site plan/grading plan indicating that existing water service or sanitary service laterals that will be disconnected and abandoned or are deemed substandard, will be decommissioned in accordance with the standards and specifications of Halton Region.
- 103 That subdivision approval not be granted until all external water and sanitary sewer infrastructure necessary to service the plan are secured or are in place, to the satisfaction of Halton Region's Development Coordinator.
- 104 The Owner shall submit a Well Survey and Monitoring Report to Halton Region's Development Project Manager for review prior to any site alteration. The Owner shall:
- a) prior to any site alteration conduct a Preconstruction Survey of the static water level and quality of all wells within the greater of 500m of development area, or the expected area of influence as determined by a hydrogeologist.
 - b) during and post construction and for a minimum of one year following the completion of construction – monitor a representative number of wells within the study area as determined by a hydrogeologist.

The Owner shall resolve all claims of well interruption due to the construction of municipal services to the satisfaction of Halton Region's Development Project Manager. In addition, the developer must enter into an agreement with Halton Region to provide well restoration/redevelopment of water supply for any well adversely affected as determined by a hydrogeologist.

- 105 The Owner shall secure the requisite amount of Water Allocation units, being 28 SDE, from the Town of Hills to the satisfaction of Halton Region's Development Project Manager.
- 106 The Owner agrees to include in all Offers to Sell, Agreements of Purchase and Sale, Lease or Reservation Agreements, and any other similar documents registered on title to the Lands the following:
- a) "Purchasers/tenants are advised that the homeowner will be responsible for waste disposal until such time as the Region deems their street safe and accessible to receive Regional waste collection services."
 - b) "The purchaser/tenants acknowledge that the static water pressure in the area may exceed that which is allowed under the Plumbing Code. Individual pressure reducing valves may be required to be installed as part of the plumbing system of each residential unit at the Owner's expense."

- 107 The works to be completed by the Owner shall be supervised during their construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure compliance with the approved drawings and Halton Region's Current Construction and Design Standards.
- 108 All easements required for the purpose of water and/or wastewater servicing shall be dedicated to Halton Region. The easement(s) shall be dedicated by the Owner free and clear of any and all encumbrances and a Certificate of Title shall be provided in a form satisfactory to the Director of Legal Services or his designate.
- 109 Prior to registration or site alteration the applicant/owner submits an Environmental Implementation Report to the satisfaction of staff from the Town of Halton Hills, Halton Region and Credit Valley Conservation. This Report is to identify in detail how the various recommendations of the Environmental Impact Assessment and Addendums will be implemented through detailed design associated with the development of this subdivision and the proposed trail connection to Wallace Park. This Report is to include detailed implementation recommendations and plans relating to tree preservation, invasive species control, garbage and debris removal, erosion and sediment control, stormwater management, edge management restoration/enhancement planting, trail routing, design and signage, any necessary offsite restoration/enhancement on Town-owned Wallace Park and monitoring and reporting.
- 110 The Applicant/Owner agrees to implement the requirements of the approved Environmental Implementation Report, including the preparation and implementation of any required detailed plans described therein, to the satisfaction of staff from the Town of Halton Hills, Halton Region and Credit Valley Conservation. Any revisions to the Draft Plan necessary to fulfill recommendations of the final approved Environmental Implementation Report, should be made to the satisfaction of staff from the Town of Halton Hills, Halton Region and Credit Valley Conservation.
- 111 Prior to registration or site alteration the Owner shall submit detailed plans for McDonald Road Improvements to the satisfaction of staff from Halton Region in accordance with the direction outlined by the Manager of Development and Traffic Engineering as follows:

The anticipated improvement work on the north side of McDonald Boulevard, between the proposed development and Wallace Street, will be limited to the installation of a curb contained in a work zone measuring approximately 1.5 meters north of the existing edge of asphalt to allow for the construction of a barrier curb using the existing edge of asphalt for horizontal alignment. The lands to the north of this work zone contain environmental features that are to be protected under an Environmental Protection zone. These features are to be dedicated to the Town for long-term conservation purposes and include significant woodlands, provincially significant wetlands, fish habitat, and a watercourse plus associated natural hazard lands. The work zone will be fenced to protect all lands outside the work zone and the appropriate sediment and erosion controls will be installed within the 1.5m zone to prevent any impacts to the surrounding natural features.

The detailed design for the improvement works will be prepared prior to approval of a pre-servicing plan and registration of the pre-servicing agreement to the satisfaction of the Town of Halton Hills as McDonald Boulevard is a local road under the jurisdiction of the Town. However comments from the Region regarding suitable work zone protection fencing, sediment and erosion controls, compensatory tree plantings on Wallace Park and any detailed designs for improvement works in this area that are not listed above will be incorporated into the final design.

- 112 The Owner agrees to implement any offsite restoration/enhancement plantings on Town-owned Wallace Park recommended by Halton Region staff as part of the Region's review of the detailed plans for McDonald Road Improvements.

- 113 The Applicant/Owner agrees to submit any baseline monitoring as recommended in the monitoring and reporting program outlined in final approved Environmental Implementation Report prior to any site alteration approval.
- 114 The Applicant/Owner is required to erect a temporary barrier to work fencing prior to and during site alteration, construction, and grading in accordance with the Tree Protection Plan contained within the final approved Environmental Implementation Report.
- 115 That prior to registration the applicant/owner submits a digital disc containing GIS mapping (coordinate system UTM NAO 83, Zone 17) of key natural heritage features (i.e. delineated significant woodlands and wetlands), enhancement and linkage areas and buffers to Regional Sustainable Planning staff.
- 116 The Applicant/Owner agrees that during grading, construction, site alteration or development activities to not stockpile materials or store construction equipment within the Environmental Protection lands.

BELL CANADA:

- 117 The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
- 118 Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

CLEARANCES:

- 119 That prior to Final Plan Approval, the Canada Post Corporation advises the Town of Halton Hills that conditions 59 to 63 have been satisfied.
- 120 That prior to Final Plan Approval, Bell Canada advises the Town of Halton Hills that conditions 112 and 113 have been satisfied.
- 121 That prior to Final Plan Approval, Credit Valley Conservation advises the Town of Halton Hills that conditions 65 to 72 have been satisfied.
- 122 That prior to Final Plan Approval, the Halton Catholic District School Board advises the Town of Halton Hills that conditions 79 and 80 have been satisfied.
- 123 That prior to Final Plan Approval, the Halton District School Board advises the Town of Halton Hills that conditions 73 to 78 have been satisfied.
- 124 That prior to Final Plan Approval, Halton Region advises the Town of Halton Hills that conditions 81 to 111 have been satisfied.
- 125 That prior to Final Plan Approval, Canadian National Railway advises the Town of Halton Hills that condition 64 has been satisfied.

TIMEFRAME:

- 126 That the Owner agrees that draft approval shall lapse three (3) years from the date of issuance of draft approval from the Corporation of the Town of Halton Hills. Any extension after the initial 3 year period is contingent upon a review and possible revision to the draft plan conditions to ensure that they remain current and reflect best practices.

NOTES

Canada Post

- If applicable, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.
- Any institution in this plan will be treated as a single business and will be provided mail delivery to one Point of Call.
- The Developer will be required to provide a signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance.
- Enhanced Community Mailbox Sites with roof structures will require documentation as per Canada Post Policy.
- There will be one mail delivery point to each unique address assigned by the Municipality.
- It is requested that the Developer notify all homebuyers of the process to initiate Mail Delivery. Once the homeowner has closed their home sale, the new homeowner can go to the local Post Office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim – to this new address – will also be available for pickup at this local Post Office – this is where mail will be held until mail delivery begins. The location of the local Post Office is: 53 Bower Street, Acton (519) 85304096.

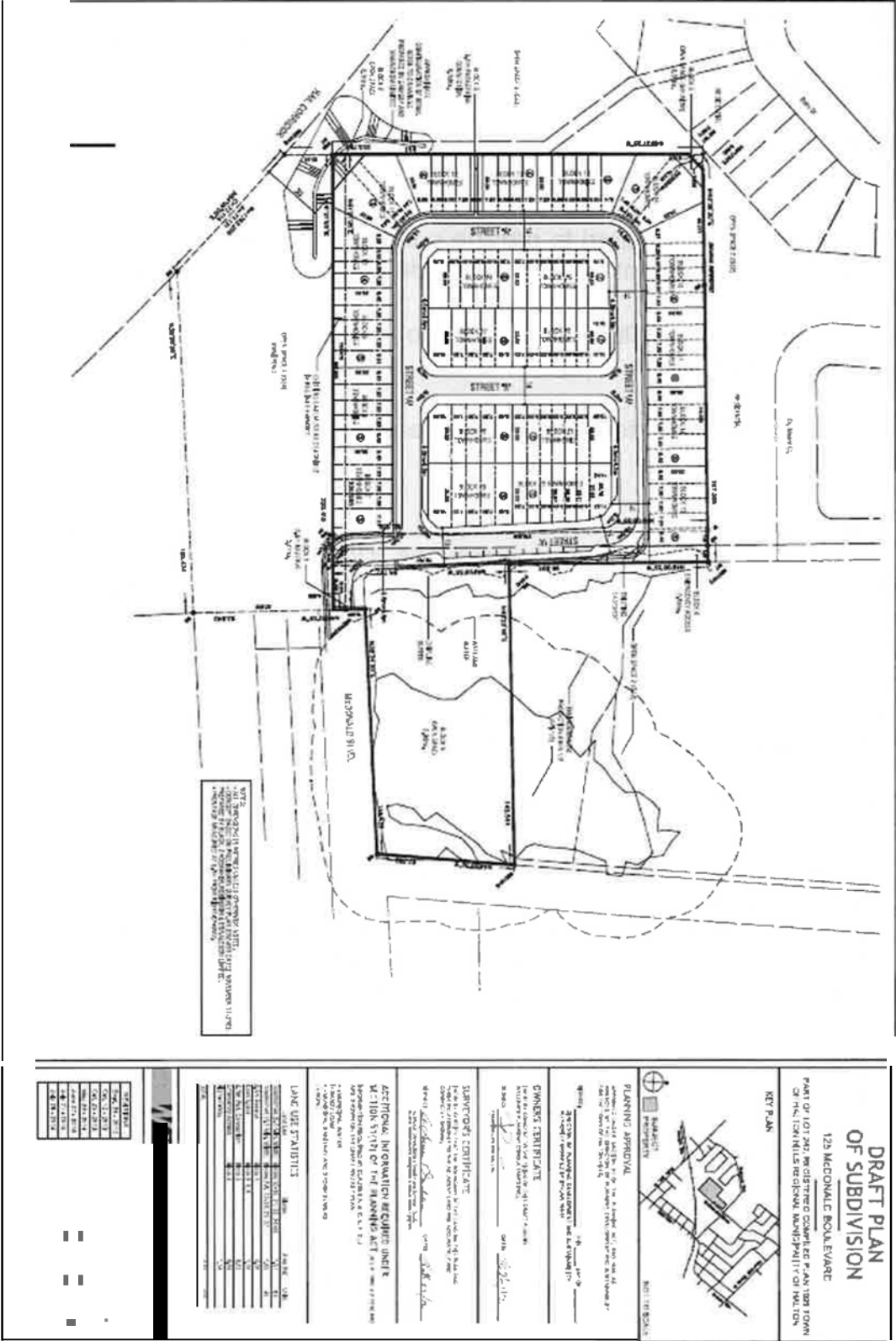
Halton District School Board & Halton Catholic District School Board

- Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Region of Halton

- The subject lands are not identified as having archaeological potential however, the applicant is cautioned that should deeply buried archaeological materials be found on the property during any of the above development activities the Ontario Ministry of Tourism and Culture should be notified immediately (416.314.7143). In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Tourism and Culture and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services (416.326.8392).
- The Owner will be required to pay all applicable Regional development charges prior to the issuance of any building permits at the rate in effect at the time of issuance of any building permits.

DRAFT PLAN OF SUBDIVISION



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: June 18, 2019

REPORT NO.: PLS-2019-0052

RE: Halton Region release of 200 SDE to be deposited into the Georgetown Urban Area Water Allocation Pools

RECOMMENDATION:

THAT Report No. PLS-2019-0052, dated June 18, 2019, regarding “Halton Region release of 200 SDE to be deposited into the Georgetown Urban Area Water Allocation Pools” be received;

AND FURTHER THAT 200 single detached equivalents (SDE) of water system capacity be distributed as follows:

- 170 SDE to the Georgetown residential infill pool; and
- 30 SDE to the Georgetown non-residential pool.

PURPOSE OF REPORT:

The purpose of this report is to advise Council that the Halton Region has released 200 single detached equivalents (SDE) of water system capacity from the Georgetown groundwater supply to the Town of Halton Hills and provides a recommendation for the distribution of the 200 SDE to the different Georgetown allocation pools.

The release of the 200 SDE has no relationship to the recent discussions regarding the availability of lake based water and waste water services for the Vision Georgetown lands.

BACKGROUND:

In 2014 the Region of Halton received an amended Permit to Take Water which resulted in 1,800 SDE of groundwater supply being made available for the Georgetown Urban Area. Prior to 2019 the Region had only released 1,300 of the 1,800 SDE to the Town. The Region had indicated they would release the remaining 500 SDE once sufficient monitoring had occurred of the previous allotment to ensure that there are no concerns with the servicing system response.

Of the 1,300 SDE previously released by the Region, the Town currently only has 131 SDE remaining to allocate to development in Georgetown. In anticipation of development occurring over the next 5 years that will require the additional water system capacity, Planning brought forward a report in July 2018 that recommended Council direct staff to request Halton Region release the remaining 500 SDE (Report PLS-2018-0065). In support of this request, staff provided the Region with the necessary information to monitor all previous SDE allocated by the Town prior to July 2018.

In response to the Town's request, the Region issued a memorandum on June 5, 2019, notifying Halton Hills of the release of 200 SDE to the Georgetown Urban Area Water Allocation Pools; see **SCHEDULE 1 – HALTON REGION MEMO**. The Region suggests that the monitoring data provided by Town staff only supports the release of 200 SDE instead of all of the remaining 500 SDE that was requested by the Town. The Region's rationale is that not all of the previous allotment to Georgetown since 2014 has been fully built out, which affects their ability to properly ensure there are no concerns with the servicing system response. The Region is not able to provide a timeline for the release of the other 300 SDE until more of the previous allotments are actually built out and able to be monitored.

For Council's information, the gap in timing between SDE allocation and actual build out exists because the Region requires SDE allocation to occur as part of the approval process for most Planning Act applications. However, for many projects there is a significant time gap between obtaining Planning Act approval, construction starting and occupancy occurring. For example, projects such as the HHVHI Phase 6 Subdivision, Rockport Senior's Building (224 Maple Ave.), Amico Building 1 (42 Mill St.) and Freshhouse Foods meat processing plant (71 Todd Rd.) all have received substantial water allocations but are not currently constructed, occupied or operating to allow monitoring of their water/sanitary usage to occur.

COMMENTS:

On receipt of an SDE allotment from the Region the Town's practice has been for Council to distribute the allotted water system capacity to the respective Georgetown residential and non-residential pools. The following amounts currently exist in the respective Georgetown water allocation pools:

- 110 SDE in the residential infill pool; and
- 21 SDE in the non-residential pool.

Town staff recommends the proposed distribution of the 200 SDE allotment as follows:

- 170 SDE in the residential infill pool; and
- 30 SDE in the non-residential pool.

Should Council support the recommended distribution the following amounts would be available in the respective Georgetown pools:

- 280 SDE in the residential infill pool; and
- 51 SDE in the non-residential pool.

The allotment recommended above should ensure sufficient water system capacity exists in each pool to accommodate residential and non-residential development proposals anticipated to occur over the next 2-3 years. However, should all of the projects currently under review by the Town be approved and constructed within that same period the Town will require the release of the remaining 300 SDE. Town staff will continue to send occupancy and uptake information to the Region to allow them to monitor the servicing system response in order to support the release of the 300 SDE.

RELATIONSHIP TO STRATEGIC PLAN:

This report supports the following strategic directions outlined in Council's 2014-2018 Strategic Action Plan:

Achieve Sustainable Growth:

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

Provide Sustainable Infrastructure & Services:

- To maintain and enhance community infrastructure and services that support our quality of life.

FINANCIAL IMPACT:

Water allocation is required to allow projects to advance through the land use and building approvals process. Development triggers collection of various monies throughout the approvals process and ultimately results in the expansion of the Town's assessment base.

CONSULTATION:

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

PUBLIC ENGAGEMENT:

No public notification or engagement is required for the distribution or allocation of water system capacity.

SUSTAINABILITY IMPLICATIONS:

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

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

COMMUNICATIONS:

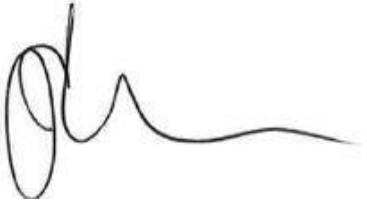
A copy of this report and Council's decision will be forwarded to the Region of Halton.

CONCLUSION:

This report recommends that the 200 SDE released by the Region of Halton to the Town be distributed to the different Georgetown Urban Area Water Allocation Pools as follows:

- 170 SDE in the residential infill pool; and
- 30 SDE in the non-residential pool.

Reviewed and Approved by,

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

John Linhardt, Commissioner of Planning and Sustainability

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

Brent Marshall, Chief Administrative Officer

SCHEDULE 1 - HALTON REGION MEMO



Chris Mills, P. Eng.
Commissioner, Transportation & Public Works
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

Office of the Commissioner
Public Works Department
Halton Region
1151 Bronte Road
Oakville, ON L6M 3L1

June 5, 2019

Dear Mr. Mills:

Re: Town of Halton Hills Water Servicing – Georgetown Groundwater Supply

Further to your recent request, the purpose of this letter is to confirm the commitments that have been made by Halton Region to the Town of Halton Hills with respect to release of additional water capacity from the Georgetown groundwater based supply.

At this time, the Town of Halton Hills has requested the release of all of the remaining available capacity in the groundwater source system or 500 capacity units. The following table summarizes the releases to date and the current status (based on Halton Region's records):

Timeline	Number of Released Capacity Units Built	Capacity Units Released	Capacity Units Remaining to be Released	Condition of Further Release
2014	0	900	900	Majority of 2014 occupied to monitor system response
2017	437	400	500	2014 release is fully occupied & sufficient data collected to assess system response
2019	724		500	
Total	724	1300	500	Current Status

As noted, although there has been building activity in Georgetown recently, the 900 capacity unit release from 2014 is not fully built out at this time. Based on the monitoring data that is available and assessment of system response that has occurred, a further **200 equivalent capacity units** can be released at this time. As per our correspondence of March 30, 2017, we request that you continue to notify Public Works staff (Supervisor, Water and Wastewater Planning, currently Adam Gilmore, P.Eng.) when capacity is assigned, in addition to your notification through the planning application process.

The quantity of permitted groundwater based supply is finite with 300 capacity units remaining to be released. As previously stated, in order to release any additional capacity, Halton Region needs to monitor and assess system response from the

Regional Municipality of Halton


HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1

905-825-6000 | Toll free: 1-866-442-5866

additional demand. Unfortunately, we cannot provide a timeline for release of these remaining units as it is contingent on the pace of construction in Georgetown but, with your assistance, we will continue to monitor the uptake and act accordingly.

We trust that the above addresses your immediate need. Please feel free to contact me if you have any questions or concerns.

Thank you,



Jim Harnum

cc: Brent Marshall, CAO, Town of Halton Hills
Jane MacCaskill, CAO, Halton Region
Curt Benson, CPO, Halton Region
Lisa De Angelis, Director, Infrastructure Planning & Policy, Halton Region

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John McMulkin, Planner – Development Review

DATE: June 19, 2019

REPORT NO.: PLS-2019-0054

RE: Part Lot Control Exemption for 5, 7 and 11 Langstone Crescent (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2019-0054, dated June 19, 2019, regarding “Part Lot Control Exemption for 5, 7 and 11 Langstone Crescent (Georgetown)”, be received;

AND FURTHER THAT the request to adopt a Part Lot Control Exemption By-law for the lands legally described as Part of Lots 407, 409 and 410 and all of Lot 408, Registered Plan 667, Town of Halton Hills, Region of Halton, as generally set out in SCHEDULE 2 of this report, be approved;

AND FURTHER THAT Council enact the necessary By-law to exempt the lands legally described as Part of Lots 407, 409 and 410 and all of Lot 408, Registered Plan 667, Town of Halton Hills, Region of Halton, from Section 50 of the Planning Act, R.S.O. 1990, as amended.

BACKGROUND:

The subject lands, municipally known as 5, 7 and 11 Langstone Crescent, are three (3) separate semi-detached dwelling lots that share abutting lot lines; see **SCHEDULE 1 – LOCATION MAP**. The three parcels were originally held under separate ownership but inadvertently merged into one common ownership due to rights of survivorship on title (which can occur because the parcels are contiguous and form parts of four (4) original subdivision lots – Parts of Lots 407, 409 and 410 and all of Lot 408, Registered Plan 667). Once merged the lots cannot be transferred individually without violating the Planning Act.

The subject application seeks Exemption from Part Lot Control in order to re-create the three (3) parcels of land to allow for their transfer of ownership.

COMMENTS:

The Part Lot Control Exemption application was circulated to all applicable internal departments and external agencies for review and comment. No objections were raised by any of the circulated departments or agencies.

RELATIONSHIP TO STRATEGIC PLAN:

The subject application for Part Lot Control Exemption is administrative as per the Planning Act and has no relation to the Strategic Plan.

FINANCIAL IMPACT:

This is an operational matter and as such the subject application for Part Lot Control Exemption does not have any financial impact on Town budgets.

CONSULTATION:

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

PUBLIC ENGAGEMENT:

The Planning Act does not require any public notification or engagement for Part Lot Control Exemption applications.

SUSTAINABILITY IMPLICATIONS:

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

COMMUNICATIONS:

There are no communications impacts associated with this application.

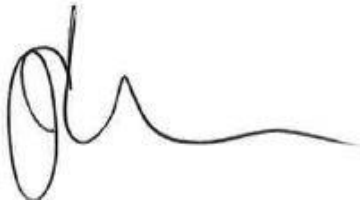
CONCLUSION:

It is the opinion of Planning staff that the application for Part Lot Control Exemption for the lands legally described as Part of Lots 407, 409 and 410 and all of Lot 408, Registered Plan 667, is appropriate and therefore should be approved as requested.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak".

Jeff Markowiak, Manager of Development Review

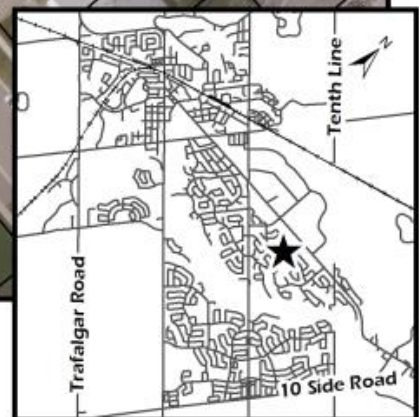
A handwritten signature in black ink, appearing to read "John Linhardt".

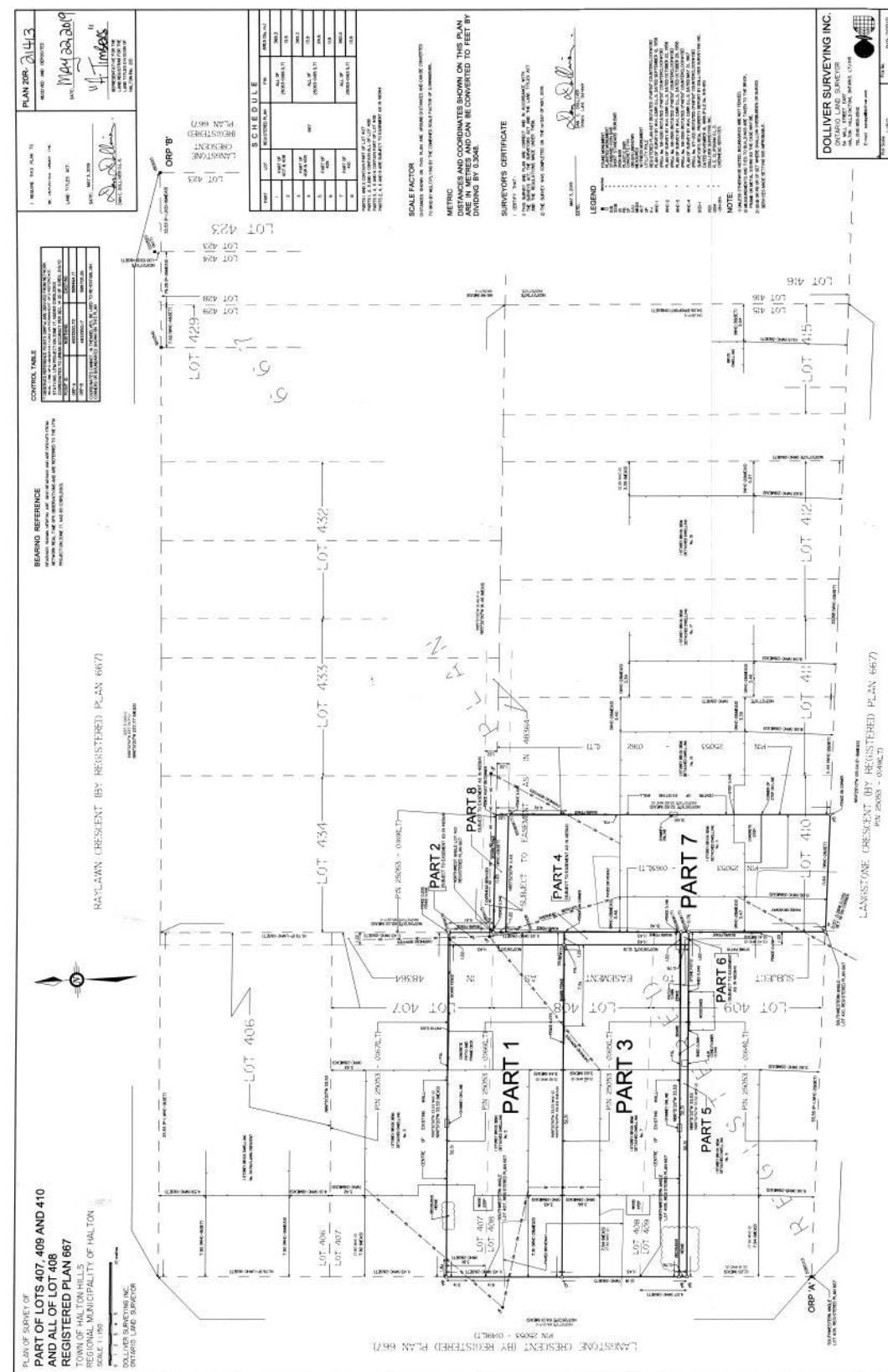
John Linhardt, Commissioner of Planning and Sustainability

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

Brent Marshall, Chief Administrative Officer

SCHEDULE 1 – LOCATION MAP





REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Bruce Morrison
Deputy Chief

DATE: June 18, 2019

REPORT NO.: RPT-FIRE-2019-0002

RE: Awarding of Tender T-002-19 for a Fire Tanker Pumper

RECOMMENDATION:

THAT Report No. FIRE-2019-0002 dated June 18, 2019 regarding the Awarding of Tender T-002-19 for a Fire Tanker Pumper be received;

AND FURTHER THAT Council award tender T-002-19 for the supply and delivery of one (1) fire department tanker pumper to Camions Carl Thibault Inc., 38 Thibault Street, Pierreville, Quebec at a total amount of \$743,230.00 exclusive of HST;

AND FURTHER THAT Council authorize the Manager of Purchasing to issue a purchase order to Camions Carl Thibault Inc., 38 Thibault Street, Pierreville, Quebec at a total amount of \$743,230.00 exclusive of HST for the supply and delivery of this apparatus;

AND FURTHER THAT that Council approve the additional financing of \$81,310.84.00 funded from the Equipment Reserve.

BACKGROUND:

In the 2019 Capital Budget, Council approved Project #5900-25-1901, the replacement of a 1999 fire department tanker apparatus with a Tanker-Pumper fire apparatus. Fleet #740 is a 1999 GMC/Almonte tanker that has reached the end of its life expectancy.

COMMENTS:

Staff issued tenders for this bid on May 28, 2019. Bids were posted on the Town's website and on www.bidsandtenders.ca. Seven (7) firms downloaded the bid. The tender closed on June 18, 2019.

Vendors

Tenders were received from the following vendors in the amounts indicated: Vendor	Construction Option	Chassis Make/Model	Price (excluding HST)
Camions Carl Thibault Inc., Pierreville, Quebec	Built to Order	2020 Spartan Metro Star	\$743,230.00
Dependable Emergency Vehicles, Brampton, Ontario	Built to Order	2020 Spartan Metro Star	\$763,988.00
Carrier Centers Emergency Vehicles Woodstock, Ontario	Built to Order	2020 Spartan Metro Star	\$798,866.80

RELATIONSHIP TO STRATEGIC PLAN:

The recommendations in this report support the Strategic Plan principles and actions related to Direction under H. Provide Sustainable Infrastructure and Services – Goal – “To maintain and enhance community infrastructure and services that support our quality of life” and the Strategic Objective H.3, “To maintain adequate fire and emergency management services.” .

FINANCIAL IMPACT:

The low bid submitted by Camions Carl Thibault Inc. in the amount of \$743,230.00 (plus non-refundable HST of \$13,080.85) exceeds the Council approved budget of \$675,000.00 for this project by \$81,310.84.

Senior Fire staff and Purchasing staff discussed the increased price with Maricarl Thibault, Sales Manager for Camions Carl Thibault Inc. It was revealed that price increases are directly related to the cost of the chassis, aluminum and steel used in assembly. Changes in the exchange rate between the Canadian and the American dollar have also been a significant factor as approximately 60% of the parts used in the construction of fire apparatus are manufactured outside of Canada.

Staff reviewed this project with Corporate Services and they advise that the additional monies required to complete this project are available in the Equipment Reserve and that this is the most appropriate source for these monies. This overage will not adversely impact the Equipment Reserve.

Staff will declare Tanker #2 as surplus and any monies will go towards the Equipment Reserve.

CONSULTATION:

The Manager of Purchasing was consulted on the contents of this report and fully supports our recommendations.

PUBLIC ENGAGEMENT:

There are no Public Engagement implications.

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 does not advance the Strategy's implementation.

COMMUNICATIONS:

There is no communications impact.

CONCLUSION:

Staff recommends that Council award tender T-0002-19 for the supply and delivery of one (1) Fire Tanker Pumper apparatus to Camions Carl Thibault Inc., 38 Thibault Street, Pierreville, Quebec in the amount of \$743,230.00 exclusive of HST and that the additional financing be funded from the Equipment Reserve.

Reviewed and Approved by,

A handwritten signature in cursive script that reads "Simone Gourlay".

Simone Gourlay, Manager of Purchasing

A handwritten signature in cursive script that reads "HOLIVIERI".

Harry Olivieri, Chief & Commissioner of Fire Services

A handwritten signature in cursive script that reads "Brent Marshall".

Brent Marshall, Chief Administrative Officer



**REPORT OF THE
COMMUNITY AND CORPORATE AFFAIRS COMMITTEE
Minutes No. CCA-09-2019**

Minutes of the Community and Corporate Affairs Committee meeting held on Monday, June 24, 2019 at 3:00 p.m., in the Council Chambers, Halton Hills, Town Hall.

Members Present: Mayor R. Bonnette, (ex-Officio), Councillor J. Fogal, Chair,
Councillor T. Brown, Councillor J. Hurst, Councillor A. Lawlor
Staff Present: A.B. Marshall, Chief Administrative Officer
C. Mills, Commissioner of Transportation & Public Works,
J. Linhardt, Commissioner of Planning & Sustainability,
H. Olivieri, Chief and Commissioner of Fire Services,
W. Harris, Commissioner of Recreation and Parks,
J. Diamanti, Commissioner of Corporate Services,
M.J. Leighton, Manager of Accounting and Town Treasurer,
G. Cannon, Chief Librarian,
S. Jones, Clerk & Director of Legislative Services,
V. Petryniak, Deputy Clerk
Others Present: Councillors B. Inglis, B. Lewis

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor J. Hurst declared a pecuniary interest with respect to Item 4c. Youth Services Update (Item 4c-MEM-RP-2019-0003) as he is the landlord of the Acton Youth Centre Facility. He did not partake in any discussion or voting on the matter.

3. COMMITTEE DELEGATIONS/PRESENTATIONS

a. Samantha Howard, Manager of Recreation Services

Samantha Howard, Manager of Recreation Services gave a presentation to Committee regarding Youth Services Update.

b. Kimberley Roy, Halton Hills Service Club Collaborative

Kimberley Roy, Halton Hills Service Club Collaborative gave a presentation to Committee regarding Youth Services Update.

c. Margaret Taylor, Active Living Coordinator

Margaret Taylor, Active Living Coordinator gave a presentation to Committee regarding Active Easy Project Update.

d. Tatiana Dujovic, Municipal Relations Specialist, Rogers Communications

Tatiana Dujovic, Municipal Relations Specialist, Rogers Communications gave a presentation to Committee regarding Master Cellular Agreement and Small Cell Licence Agreement with Rogers Communications.

e. Pete Wanner, Georgetown SloPitch League

Pete Wanner, Georgetown SloPitch League gave a presentation to Committee regarding Request for Exemption from Corporate Advertising Policy 2017-0002 - Alcohol Advertising in Parks.

f. Paul Petersen, Care - Movie under the stars

Paul Petersen, Care - Movie under the stars gave a presentation to Committee regarding Youth Services Update.

4. REPORTS & MEMORANDUMS FROM OFFICIALS – EIGHT (8) ITEMS FOR RECOMMENDATION

a. LIBRARY SERVICES MEMORANDUM NO. LIB-2019-0003 dated June 14, 2019 regarding Partial Restoration of Interlibrary Loan Service. (Recommendation No. CCA-2019-0052)

THAT LIBRARY SERVICES MEMORANDUM NO. LIB-2019-0003 dated June 14, 2019 regarding Partial Restoration of Interlibrary Loan Service, be received for information.

CARRIED

- b. **RECREATION AND PARKS MEMORANDUM NO. RP-2019-0002 dated June 10, 2019 regarding Active Easy Project Update. (Recommendation No. CCA-2019-0053)**

THAT RECREATION AND PARKS MEMORANDUM NO. RP-2019-0002 dated June 10, 2019 regarding Active Easy Project Update, be received for information.

CARRIED

- c. **RECREATION AND PARKS MEMORANDUM NO. RP-2019-0003 dated May 28, 2019 regarding Youth Services Update. (Recommendation No. CCA-2019-0054)**

THAT RECREATION AND PARKS MEMORANDUM NO. RP-2019-0003 dated May 28, 2019 regarding Youth Services Update, be received for information.

CARRIED

- d. **CORPORATE SERVICES REPORT NO. CORPSERV-2019-0026 dated April 10, 2019 regarding the Award of the Ministry of Government Services contract OSS-00536904 for the Town of Halton Hills' Corporate Training and Development Program. (Recommendation No. CCA-2019-0055)**

THAT Report No. CORPSERV-2019-0026, dated April 10, 2019 regarding the Award of the Ministry of Government Services contract OSS-00536904 for the Town of Halton Hills' Corporate Training and Development Program be received;

AND FURTHER THAT the Committee recommend that Council authorize the award of the Corporate Training and Development Program to the roster of firms as per the attached Schedule (A), at an upset limit totaling \$65,000.00 (inclusive of HST) for year one;

AND FURTHER THAT the Manager of Purchasing be authorized to issue purchase orders to the approved vendors on Schedule (A) as required to the upset limit for the first year of this contract;

AND FURTHER THAT the Manager of Purchasing be authorized to issue purchase orders for the optional renewal years subject to satisfactory service and price negotiation.

CARRIED

- e. **CORPORATE SERVICES REPORT NO. CORPSERV-2019-0027 dated May 24, 2019, regarding Award of Proposal P-063-19 for Municipal Tax Sale Services. (Recommendation No. CCA-2019-0056)**

THAT Report No. CORPSERV-2019-0027 dated May 24, 2019, regarding Award of Proposal P-063-19 for Municipal Tax Sale Services be received;

AND FURTHER THAT Council awards Proposal P-063-19 to REALTAX Inc. 17705B Leslie Street Suite 1A, Newmarket, Ontario L3Y 3E3 in the amount of \$50,000 (including HST) annually for a three (3) year contract term, with up to two (2) one (1) year options to renew for Municipal Tax Sale Services;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a purchase order to REALTAX Inc. 17705B Leslie Street Suite 1A, Newmarket, Ontario L3Y 3E3 in the amount of \$50,000 (including HST) annually for a three (3) year term and subsequent renewals if exercised subject to performance and price negotiations.

CARRIED

- f. **CORPORATE SERVICES REPORT NO. CORPSERV-2019-0030 dated June 10, 2019 regarding the Master Cellular Agreement and Small Cell Licence Agreement with Rogers Communications. (Recommendation No. CCA-2019-0057)**

THAT Report CORPSERV-2019-0030, dated June 10, 2019 regarding the Master Cellular Agreement and Small Cell Licence Agreement with Rogers Communications be approved;

AND FURTHER THAT Council authorize the Mayor and Clerk to execute the Master Cellular Agreement with Rogers Communications for Macro and Micro Cell Towers;

AND FURTHER THAT Council authorize the Mayor and Clerk to execute the Small Cell Licence Agreement with Rogers Communications for Small Cell Infrastructure.

CARRIED

- g. **RECREATON AND PARKS REPORT NO. RP-2019-0024 dated June 10, 2019 regarding the Request for Exemption from the Corporate Advertising Policy 2017-0002 – Alcohol Advertising in Parks. (Recommendation No. CCA-2019-0058)**

THAT Report RP-2019-0024 dated June 10, 2019 regarding the Request for Exemption from the Corporate Advertising Policy 2017-0002 – Alcohol Advertising in Parks, be received;

AND FURTHER THAT the request for banner advertising in parks including alcohol advertising as outlined in Report RP-2019-0024 be deferred to allow staff to solicit public input on the issue of alcohol advertising in Town parks and report on the additional details regarding Provincial legislation anticipated to allow municipalities the authority to regulate alcohol in parks;

AND FURTHER THAT all funds derived from the advertising of banners in parks as outlined in Option C of Report 2019 RP-2019-0024 be directed to the Town's Capital Reserve for ball diamond improvements as determined by staff;

AND FURTHER THAT staff report back on the issue of permitting the use of alcohol in parks at a future date upon receipt of legislation details and related regulations from the Province of Ontario.

CARRIED as AMENDED

- h. RECREATION AND PARKS REPORT NO. RP-2019-0025 dated May 31, 2019, regarding the Award of Request for Proposal P-032-19 for Electric Services Roster and Award of Request for Proposal P-033-19 for Plumbing Roster. (Recommendation No. CCA-2019-0059)**

THAT Report No. RP-2019-0025 dated May 31, 2019, regarding the Award of Request for Proposal P-032-19 for Electric Services Roster and Award of Request for Proposal P-033-19 for Plumbing Roster, be received;

AND FURTHER THAT Council authorizes the award of maintenance contracts to the following companies for a two (2) year period with an option to renew for three (3) one (1) year terms to:

Electricians:

- i. Arbeiter Electric, 12651 Sixth Line, Limehouse, ON L0P 1H0
- ii. Halton Hills Electrical Contracting, 2 Commerce Crt. Acton, ON L7J 2X3
- iii. Holley Electric Limited, 20 Haggert Ave. N. Brampton, ON L6X 1Y3
- iv. Nadelec Contracting Inc., PO Box 416, Milton, ON L9T 4Y9
- v. Raspen Electrical Services Co. Ltd., 361 Baverstock Crescent, Milton, ON L9T 5L2

Plumbers:

- i. Catt Contracting, 49 Normandy Blvd., Georgetown, ON L7G 1V9
- ii. GTA Plumbing Ltd., 3995 Sladeview Crescent, Unit 6, Mississauga, ON L5L 5Y1
- iii. Roszell Plumbing & Heating Ltd., 2345 Wyecroft Road, Unit 30, Oakville, ON L6L 6L8

AND FURTHER THAT the Manager of Purchasing be authorized to issue the necessary purchase orders as required to a total upset limit of \$225,000.00 exclusive of HST for the three (3) year contract for the electricians and an upset limit of \$100,000.00 for the three (3) year contract for the plumbers and subsequent renewal purchase orders based on performance and price negotiations.

CARRIED

5. CLOSED SESSION

There were no items for closed session.

6. RECONVENE INTO OPEN SESSION

Not applicable.

7. ADJOURNMENT

The meeting adjourned at 5:10 p.m.

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



REPORT OF THE
PLANNING, PUBLIC WORKS AND TRANSPORTATION COMMITTEE
Minutes No. PPT-09-2019

Minutes of the Planning, Public Works and Transportation Committee meeting held on Tuesday, June 25, 2019 at 3:00 p.m., in the Council Chambers Halton Hills Town Hall.

MEMBERS PRESENT: Mayor R. Bonnette, (Ex-Officio),
Councillor C. Somerville, Chair,
Councillor J. Fogal,
Councillor M. Albano,
Councillor B. Lewis,
Councillor M. Johnson,
Councillor B. Inglis

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

OTHERS PRESENT: Councillor T. Brown, Councillor A. Lawlor

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor J. Fogal declared a pecuniary/conflict of interest on Item No. 4.e of the Agenda, Report No. PLS-2019-0047 dated May 29, 2019 regarding the 2019 Community Sustainability Investment Fund as she is a volunteer with the Friends of the Old Seedhouse Garden which is being awarded a grant. She did not vote or partake in any discussions regarding this matter.

3. COMMITTEE DELEGATIONS/PRESENTATIONS

3.a Gary McMahon, Resident of Barber Drive

G. McMahon made a presentation to Committee regarding Residents of Barber Drive Park Petition.

(Refer to Item No. 4.a of these Minutes, Memorandum No. TPW-2019-0016)

4. REPORTS & MEMORANDUMS FROM OFFICIALS – TEN (10) ITEMS FOR RECOMMENDATION & ONE (1) STAFF DIRECTION
--

4.a TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-0016 dated June 12, 2019 regarding Barber Drive (East) – Road Safety Petition. (Recommendation No. PPT-2019-0043)

THAT Memorandum No. TPW-2019-0016 dated June 12, 2019 regarding Barber Drive (East) – Road Safety Petition be received for information.

CARRIED

4.b PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0041 dated May 29, 2019, reporting on the status of the Intensification Opportunities Study Update. (Recommendation No. PPT-2019-0044)

THAT Report No. PLS-2019-0035, dated May 29, 2019, reporting on the status of the Intensification Opportunities Study Update be received for information;

AND FURTHER THAT staff report back to Council on the results of the planned public consultation activities and the technical background studies when completed in the fall.

CARRIED

4.c PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0042 dated June 14, 2019, regarding the Final Recommendation Report for Cannabis Cultivation and Processing in Halton Hills (Official Plan Amendment No. 35; Amendments to Comprehensive Zoning By-law 2010-0050, 401 Corridor Zoning By-law 2000-138, and Site Plan Control By-law 2013-0070). (Recommendation No. PPT-2019-0045)

THAT Report No. PLS-2019-0042, dated June 14, 2019, regarding the Final Recommendation Report for Cannabis Cultivation and Processing in Halton Hills (Official Plan Amendment No. 35; Amendments to Comprehensive Zoning By-law 2010-0050, 401 Corridor Zoning By-law 2000-138, and Site Plan Control By-law 2013-0070) be received;

AND FURTHER THAT Council adopt Official Plan Amendment No. 35, dated June 2019 (attached as SCHEDULE 1 to this report);

AND FURTHER THAT the municipally initiated Zoning By-law Amendment to Comprehensive Zoning By-law 2010-0050, as amended, as generally shown on SCHEDULE 2 to this report be approved;

AND FURTHER THAT the municipally initiated Zoning By-law Amendment to the 401 Corridor Zoning By-law 2000-138, as amended, as generally shown on SCHEDULE 3 to this report be approved;

AND FURTHER THAT the amendments to Site Plan Control By-law 2013-0070 as generally shown on SCHEDULE 4 to this report be approved;

AND FURTHER THAT in accordance with Section 34(17) of the Planning Act, no further notice is determined to be necessary.

CARRIED

4.d PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0046 dated June 12, 2019, regarding the “Recommendation Report for proposed Official Plan and Zoning By-law Amendments to allow for the development of 16 bungalow townhouses at 284 Queen Street East (Acton). (Recommendation No. PPT-2019-0046)

THAT Report No. PLS-2019-0046, dated June 12, 2019, regarding the “Recommendation Report for proposed Official Plan and Zoning By-law Amendments to allow for the development of 16 bungalow townhouses at 284 Queen Street East (Acton)”, be received;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 36, which amends the Town of Halton Hills Official Plan, for the lands municipally known as 284 Queen Street East (Acton), as generally shown in SCHEDULE 4 – OFFICIAL PLAN AMENDMENT, be adopted as an exempt Local Official Plan Amendment;

ANY FURTHER THAT the Zoning By-law Amendment, to amend Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands municipally known as 284 Queen Street East (Acton), as generally shown in SCHEDULE 5 – ZONING BY-LAW AMENDMENT, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the Town of Halton Hills Official Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in Report No. PLS-2019-0046, dated June 12, 2019;

AND FURTHER THAT in accordance with Section 34(17) of the Planning Act, no further notice is determined to be necessary.

CARRIED

4.e PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0047 dated May 29, 2019, regarding requests for funding from the Community Sustainability Investment Fund. (Recommendation No. PPT-2019-0047)

THAT Report No. PLS-2018-0047, dated May 29, 2019, regarding requests for funding from the Community Sustainability Investment Fund, be received;

AND FURTHER THAT funding for the applications submitted to the Community Sustainability Investment Fund, as recommended by the Staff Sustainability Team, be endorsed subject to the applicants providing any required information in accordance with program requirements.

CARRIED

4.f PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0048 dated June 4, 2019 regarding a by-law to dedicate 0.3m reserves as part of the public highway system. (Recommendation No. PPT-2019-0048)

THAT Report No. PLS-2019-0048 dated June 4, 2019 regarding a by-law to dedicate 0.3m reserves as part of the public highway system be received;

AND FURTHER THAT staff be authorized to bring forward a by-law to dedicate the 0.3m (1 ft) Reserve Blocks 239, 240, 241, 242 and 243, Plan 20M-1196, as parts of the public highway system to allow legal access into the subdivision development registered as Plan 20M-1208.

CARRIED

4.g PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0049 dated June 12, 2019, regarding the “Conditional water allocation for 284 Queen Street East (13 SDE from the Acton residential pool)”. (Recommendation No. PPT-2019-0049)

THAT Report No. PLS-2019-0049, dated June 12, 2019, regarding the “Conditional water allocation for 284 Queen Street East (13 SDE from the Acton residential pool)” be received;

AND FURTHER THAT 13 single detached equivalents (SDE) of water system capacity be allocated from the Acton residential pool to 284 Queen Street East (Site Plan D11SPA19.001) conditional on the issuance of building permits within 18 months of the date of Council approval of this report, failing which, Council, may at its discretion, withdraw the respective water allocation.

CARRIED

4.h TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW 2019-0021 dated June 25, 2019, regarding Pre-approval for the Award of Tender T-052-19 for the Acton Total Phosphorus Offset Program. (Recommendation No. PPT-2019-0050)

THAT Report No. TPW-2019-0021, dated June 25, 2019, regarding Pre-approval for the Award of Tender T-052-19 for the Acton Total Phosphorus Offset Program, be received;

AND FURTHER THAT Council authorizes the award of the Tender to the lowest acceptable bidder meeting all specifications, provided that the Tender amount is at or below the amount of the Purchase Order received from Halton Region for the works;

AND FURTHER THAT Council authorizes the Mayor and Clerk to execute the necessary Contract Documents for this project.

CARRIED

4.i OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2019-0011 dated June 17, 2019 regarding Climate Change Emergency Workshop. (Recommendation No. PPT-2019-0051)

THAT Memorandum No. ADMIN-2019-0011 dated June 17, 2019 regarding Climate Change Emergency Workshop be received for information.

CARRIED

4.j TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-0015 dated June 13, 2019 regarding Transportation Update. (Recommendation No. PPT-2019-0052)

THAT Memorandum No. TPW-2019-0015 dated June 13, 2019 regarding Transportation Update be received for information.

CARRIED

STAFF DIRECTION:

THAT the Rainbow Crosswalk (Item No. 22 of the Transportation List) be referred to Budget Committee for consideration in the 2020 Budget provided that community partnerships can be found for cost sharing. (Moved by: Councillor J. Fogal)

5. CLOSED SESSION

NIL

6. RECONVENE INTO OPEN SESSION

NIL

7. ADJOURNMENT

The meeting adjourned at 4:35 p.m.

Rick Bonnette, MAYOR

Suzanne Jones, CLERK



TOWN OF
HALTON HILLS
COMMITTEE OF ADJUSTMENT

MINUTES

Committee of Adjustment hearing on **Wednesday, May 1, 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, Thomas Hill	REGRETS: Neal Panchuk, Wayne Scott
STAFF PRESENT: John McMulkin, Planner Jeff Jelsma, Manager of Development Engineering Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment	

1. CHAIR'S OPENING REMARKS: The chair identified the hearing procedures.
2. DISCLOSURES OF PECUNIARY INTEREST: None declared.
3. RECEIPT OF PREVIOUS MINUTES:
It was MOVED by Jane Watson, SECONDED, and CARRIED
"THAT the minutes of the Halton Hills Committee of Adjustment hearing held on
Wednesday, April 3, be received."
4. APPLICATIONS HEARD BY THE COMMITTEE:
Minor Variance or Permission (*Planning Act*, Section 45)
Consent (*Planning Act*, Section 53)

4A. HEARING #1

Minor Variance D13VAR19.010H - Therrien

Location: 520 Main Street, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 2010-0050, as amended,

1. To reduce the number of required parking spaces from the minimum 13 to permit 10 parking spaces.
2. To reduce the drive aisle width from the minimum 6.7 m to permit a drive aisle width of 3.6 m (existing).
3. To reduce the length of a parking space from the minimum 5.5 m to permit a length of

4.06 m (for the 4 existing parking spaces in the front only).

To accommodate parking for an existing café/bakery, and the conversion of a dwelling unit into an office.

Owner: Melissa Therrien

Present (oral submissions):

- Melissa Therrien

The Town Planner stated that Engineering is satisfied with the submitted parking justification report, and noted no objection to approval.

The owner submitted letters of support from a neighbouring business owner and the previous owner of the subject proposal.

An additional letter had been received from a neighbouring property owner requesting a fence and scheduling of waste disposal (*fencing is a civil matter between neighbours, and waste issues are property standards handled by By-law Enforcement staff*). However, the owner was asked to comment on the submission, and responded that she had no problems working with local people, and would be willing to put up a fence.

It was MOVED by Thomas Hill, SECONDED, and CARRIED
"THAT Minor Variance D13VAR19.010H - Therrien, be approved."

- 5. ADJOURNMENT:** approximately 6:10 p.m., next hearing: June 12, 2019 at 6 p.m.

Secretary-Treasurer

C: Halton Hills Clerks, Attention: Deputy Clerk - Legislation & Elections

Halton Hills Public Library Board

Wednesday, May 8, 2019
Georgetown Branch-Board Room
7:00 p.m.

Minutes

Present: Ted Brown, Lisa Caissie, Betsy Cosper, Larry Hawes, Ann Lawlor, Keith Medenblik, James Schumacker, Tamara Smith (Chair), Marilyn Willis

Staff Present: Geoff Cannon, Douglas Davey, Barb Elliott (Recorder), Clare Hanman, Beverley King, Mary Land

Regrets: Matt Kindbom, Joanna Meler

Guests: Jude Gaboury, Landscape Architect, Recreation and Parks Department
Jon Hurst, Councillor Ward 1, and Chair, Town Accessibility Advisory Committee

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 as amended.

Seconded by L. Caissie

05/08/19-1

CARRIED

3.0 Declaration of pecuniary interest

- None

4.0 Minutes of April 10, 2019

Moved by J. Schumacker

That the Minutes of April 10, 2019 be approved.

Seconded by M. Willis

05/08/19-2

CARRIED

5.0 Presentation by Jude Gaboury re: Acton Reading Deck

- M. Land thanked Councillor Jon Hurst for attending this presentation on behalf of the Town Accessibility Advisory Committee, and introduced Jude Gaboury, Landscape Architect for the Town's Recreation and Parks Department. J. Gaboury proceeded to review three proposed options for the Acton Branch Library outdoor reading deck. This space would be available for library programming and patron use during the spring, summer and fall, and all options have been designed to be accessible (AODA compliant), adaptable and sustainable. It was noted that staff have recommended Option 2, the radial raised deck, as this would provide the most space at the median cost.

Option details:

- All options would:
 - Be complementary to the architecture of the building
 - Be durable with minimal maintenance
 - Include plantings around the outside edge to provide some privacy
 - Include mixed types of flexible and fixed furnishings
- Option 1:
 - Circular raised deck (80m²), approximate cost \$57,530.00 +HST
 - Cedar decking
- Option 2:
 - Radial raised deck (95m²), approximate cost \$66,410.00 +HST
 - Cedar decking
 - Incorporated storage
- Option 3:
 - Enclosed courtyard ground level (75m²), approximate cost \$80,872.50 +HST
 - Concrete ramp and patio area
 - Access control gate at base of ramp
 - Incorporated storage

Discussion:

- If a secondary escape route is required, this would be addressed by the building department during the permit process.
- A security camera will be installed.
- Orientation of all options would provide afternoon shade.
- Recreation and Parks staff would be responsible for all maintenance and related costs.

Project Phases:

- Current – consultations
- May/June – finalize design
- June/July – permits
- July/August – tender
- Fall – Construction
- Late fall – projected opening

Moved by M. Willis

That New Business Item 13.1) Report No. LBD-2019-010 regarding the Acton Reading Deck be moved forward for discussion and consideration.

Seconded by K. Medenblik

05/08/19-3

CARRIED

Moved by M. Willis

That Report No. LBD-2019-010 dated April 30, 2019 regarding the reading deck at the Acton Branch Library be received,

AND FURTHER THAT the staff's recommendation to adopt Option 2 of the reading deck plans be approved.

Seconded by B. Cospier

05/08/19-4

CARRIED

6.0 Consent Agenda

Moved by T. Brown

That Consent Agenda items:

- 6.1** Quarterly Report
- 6.2** Board Objectives – 2019 Final
- 6.3** New Tanner article (April 18, 2019) re: HHPL offers small businesses...
- 6.4** Independent article (April 18, 2019) re: Halton Hills Library receives special...
- 6.5** Theifp.ca article (April 26, 2019) re: New Halton Hills Library Board appointed
- 6.6** Theifp.ca article (May 6, 2019) re: HHPL reacts to provincial cuts

be approved.

Seconded by J. Schumacker

05/08/19-5

CARRIED

7.0 Correspondence

- 7.1** Letter to Jamie Marchant (April 11, 2019) re: Presentation to Library Board
- 7.2** Email from Stephen Abram (April 12, 2019) re: Advocacy Alert
- 7.3** Email from Barbara Franchetto (April 16, 2019) re: SOLS Budget for 2019/20
- 7.4** Letter from M. Tibollo, MTCS (April 30, 2019) re: Budget changes to SOLS/OLS-N

- With respect to items 7.2 – 7.4 regarding changes to the Inter-library loan service due to provincial funding cuts, it was suggested that the Board may wish to show support for SOLS/OLS-N in some way. G. Cannon noted that discussions between SOLS/OLS-N and the Ministry are ongoing and that it may be advisable to await the outcome of those meetings. There was consensus that if the Federation of Ontario Public Libraries (FOPL) proposes motions of support, the Board would adopt a motion of support, via evote, prior to the June Board meeting.
- All items of correspondence were received by the Board.

8.0 Business Arising

- None

9.0 Council Update

- A. Lawlor and T. Brown reported that Council had passed a resolution declaring a Climate Emergency, and deemed that the reduction of overall emissions from the Town of Halton Hills be a high priority. Of note, it was proposed that the Town work toward achieving net zero emissions by 2030. In June, it is expected that Town staff will be presenting a report to Council regarding the rollout of measures to address climate change.
- **Notice of Motion**
 - A. Lawlor provided notice that she would present a motion at the June Board meeting, to complement the May 6, 2019 Town of Halton Hills Council motion regarding Climate Change.

10.0 Friends of the Library Update

- G. Cannon reported that the Friends of the Library Annual General Meeting will take place on Wednesday, May 22nd. It is expected that the amount raised from the recent Caddystacks 4 event will be announced at that time.

11.0 Community Connections Update

- M. Willis inquired about the timing for the next Board Advocacy Committee meeting. G. Cannon replied that D. Roberts has been working to revise the committee's presentation and it is expected a meeting will be scheduled in June.
- T. Smith noted that she had received a comment regarding a problem with an Inter-library loan request.
- D. Davey announced that the launch of HHPL's first Storywalk is scheduled for 9:30am on Friday, May 31st, in conjunction with the Town's initiative in support of ParticipACTION's "Community Better Challenge". As a way to increase physical activity, families will be encouraged to walk along the Jubilee Woodlot Trail located at 407 Barber Drive in Georgetown and read the story pages that will be displayed long the trail. The story to be displayed is "From Head to Toe" by Eric Carle.

12.0 Financial Report

12.1 Month End Report (March)

- G. Cannon reported that spending is at the expected level. Total revenues are currently ahead by approximately 5% due primarily to the receipt of funds to support the Halton Community Services databases, and room rental revenue received to date.
- G. Cannon noted that this year HHPL did not receive a grant to cover wages for summer students from the federal Canada Summer Jobs program. Funding to

cover the two Children's Summer Reading Club student positions is available in the budget.

- The Month End Report was received for information.

13.0 New Business

13.1 Report No. LBD-2019-010 re: Acton Reading Deck

- Previously discussed.

At this time, there was Board consensus to address items 13.3 and 13.4 prior to the Collection Management Report presentation.

13.3 Report No. LBD-2019-009 re: Staff Development Day

- G. Cannon presented for Board consideration, Report No. LBD-2019-011 which outlined a request to close the Halton Hills Public Library on Monday, October 7th, to allow staff to attend and participate in an all-day training event of professional development opportunities related to public libraries.

Moved by L. Caissie

That Report No. LBD-2019-009, dated May 1, 2019 regarding Staff Development Day be received;

AND FURTHER THAT the request to close all Library branches and cancel all offsite programs on Monday, October 7, 2019 to support a Library Staff Development Day be approved.

Seconded by B. Cosper

Discussion:

- Costs for all part-time staff to attend would be approximately \$7,600 and can be absorbed within the part-time budget. Any additional costs would be covered in the education and training budget.

05/08/19-6

CARRIED

13.4 Motion re: Delegated Authority

- G. Cannon presented a motion to authorize the establishment of a Chief Librarian Selection Committee, to undertake the search for the new Chief Librarian of Halton Hills Public Library.

Moved by M. Willis

That in principle, the Halton Hills Public Library Board formally authorizes the establishment of a Chief Librarian Selection Committee to undertake the search for the new Chief Librarian of Halton Hills Public Library, with expertise

and assistance from the retiring Chief Librarian and Town Manager of HR or designate, as appropriate,

And Further,

That the Chief Librarian Selection Committee be comprised of Board members:

(To be determined)

And Further,

That the Chief Librarian Selection Committee be authorized to undertake the search for the new Chief Librarian including the following tasks (expressed at a high level):

- Confirm timeframes for the process
- Confirm a consensus driven search process
- Establish a communication framework
- Confirm required skill sets and competencies
- Develop the job description
- Develop the associated advertising to market the position
- Develop the interview questions and weighting scales for the first and second interview(s)
- Develop the reference check process
- Organize a working public library Chief Librarian to serve as an expert on the interview panel
- Interview candidates following established interview/reference check process
- Confirm hiring recommendation/decision with the Halton Hills Public Library Board
- Contact unsuccessful candidates
- Insure an orderly process for the offer letter, contract, and transition process
- Work with staff to communicate the outcome to the community, stakeholders, and the broader library community

And Further,

That the Chief Librarian Selection Committee be authorized to provide an honorarium to the public library Chief Librarian acting as Library Expert in this matter,

And Further,

That the Halton Hills Public Library Chief Librarian Selection Committee continue in place until the position is filled.

Seconded by T. Brown

Discussion:

- Funding to hire an executive search firm, and/or a Library Expert to consult, has been set aside in the Library Capital Reserve.

05/08/19-7

CARRIED

- Additional information regarding the time commitment required for committee members will be gathered for further discussion at the June Board meeting, at which time the final motion including the names of committee members will be adopted.
- Board members who have tentatively agreed to form the Selection Committee: Tamara Smith, Lisa Caissie, Ann Lawlor, Keith Medenblik, Marilyn Willis, Jamie Schumacker

13.2 Report No. LBD-2019-011 re: Collection Management Report

- M. Land presented an overview of the Collection Management Report. The goal of this review was to provide an assessment of HHPL's collections with respect to current practices and standards, and develop recommendations to guide future development of HHPL's collections.
- M. Land presented nineteen (19) recommendations for Board consideration.

Moved by B. Cosper

That Report No. LBD-2019-011, dated March 20, 2019 regarding the management of HHPL's collection be received,

AND FURTHER THAT the Leadership Team's framework on pages 11-14 of the report, be the basis for a future collection policy.

Seconded by L Hawes

Discussion:

- There was also general agreement that the report recommendations (framework) be considered in the next strategic plan, due in 2022.

05/08/19-8

CARRIED

13.5 Storywalk Launch

- Discussed under item 11.0

13.6 In Camera – TABLED

13.6.1 Chief Librarian GPS

14.0 Health & Safety Report

- G. Cannon reported that no staff Health & Safety incidents had occurred since the April Board meeting.

15.0 Next Meeting

Wednesday, June 12, 2019

7:00pm

Acton Branch Library – Community Room

16.0 Adjournment

Moved by M. Willis

Seconded by J. Schumacker

05/08/19-9

The meeting adjourned at 9:35pm.

That the meeting be adjourned.

CARRIED

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

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

APPROVED: June 12, 2019

DATED: June 12, 2019



Site Alteration Committee

MINUTES

Minutes of the Site Alteration Committee held on Tuesday, June 4, 2018, at 5:00 p.m., in the Esqueusing Room, Halton Hills Town Hall.

MEMBERS PRESENT: Councillor Ted Brown (Chair)
Andrew Stabins (Vice-Chair)
Councillor Bryan Lewis
Councillor Clark Somerville
Ralph Padillo
David McKeown

REGRETS: Bill Allison

STAFF PRESENT: Bill Andrews, Director of Engineering
Steve Grace, Program Manager, Water Resources
Jeff Jelsma, Manager of Development Engineering
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Michael Van Dongen, Van Dongen's Garden Centre, Landscaping, Nurseries (Agent)

1. Disclosure of Pecuniary/Conflict of Interest

Councillor Bryan Lewis declared a conflict of interest with respect to Agenda Item #2 as his grand-daughter is employed as a summer student by Van Dongen's Garden Centre, Landscaping, Nurseries. Councillor Lewis did not partake in any discussion or voting on this matter.

2. Delegation

- a) SA-18028, Delegation: Michael Van Dongen, Agent representing Agnes and Adrian Van Dongen, Property Owners – 9268 Fifth Line

On behalf of the Owners, the Agent is requesting for an exception from Site Alteration By-law 2017-0040, Item 2.(h) of Schedule C (insurance) for their previously conditionally approved application for a Large Scale/Commercial Site Alteration permit to import fill to

the property's rear 8.4 hectares to re-profile the land to better suit the nursery's agricultural needs.

Facts

On May 16, 2019, Site Alteration Committee Members requested that staff investigate and acquire additional legal advice regarding the Owner's request of exception to the requirement for Environmental Impairment/Pollution Liability Insurance, as per the condition identified under Item 2.(h) of Schedule C of the Site Alteration By-law 2017-0040. Committee Members requested further information concerning insurance requirements, coverage, and liability of the Town prior to determining a recommendation to the current request for site alteration permit file number SA-18028. Staff provided the Inspector Report, dated May 29, 2019, and discussed their findings.

Analysis & Discussion

Staff presented the information and knowledge acquired following discussions with the Town's Legal Counsel and Town's Insurer. The Town's Insurer recommended that the Town maintain the requirement for \$5,000,000 of Environmental Impairment/Pollution Liability Insurance as the Town does not have this type of coverage. However, in the event of an incident, the claim must be received within the duration of the permit's validity as the insurance coverage is only in effect during that time. In the event of an incident after the permit is closed (i.e., insurance has expired), the Town's existing policies would not provide for any coverage of Environmental Impairment/Pollution Liabilities. However, depending on the specific details in the statement of the claim, the Town's existing insurance policies could potentially cover a portion of the claim.

The Town's Legal Counsel indicated it is unlikely that the Town would be exposed to any additional liability through the granting of the requested exception and noted that the Site Alteration By-law 2017-0040 Schedule A, Item 1.(h) and Schedule B, Item 17.(g) require that the Town be released and indemnified to any and all liability which may arise in the event that the fill contains contaminants of concern within the meaning of the *Environmental Protection Act*.

Within the Inspector Report, dated May 29, 2019, staff provided two possible options as recommendation for this application.

Conclusion

Site Alteration Committee Members were satisfied with the information provided by staff.

Recommendation No. SA-2019-0001

THAT the Site Alteration Committee recommends the "Terms and Conditions of All Permits" listed in Schedule C of the Site Alteration By-law No. 2017-0040 with an exception for the Environmental Impairment/Pollution Liability Insurance Policy identified in Item 2.(h);

AND FURTHER THAT the Site Alteration Committee support the proposed works, subject to the applicant meeting all conditions to the satisfaction of staff.

CARRIED

4. Next Meeting

Thursday, June 20, 2019

5. Adjournment

The meeting adjourned at 5:06 p.m.



BY-LAW NO. 2019-0030

A By-law to amend By-law No. 2018-0072 for the appointment of Municipal Law Enforcement Officers for the purpose of enforcing the Town's Parking By-laws, and other By-laws as designated by the Clerk & Director of Legislative Services

WHEREAS Section 15 of the Police Service Act, R.S.O. 1990, Chapter P.15, authorizes Councils to pass by-laws for the appointing of municipal law enforcement officers;

AND WHEREAS Section 227 of the Municipal Act, S.O. 2001, Chapter 25, authorizes Councils to pass by-laws for appointing such officers and employees as may be necessary for the purposes of the Corporation, for carrying into effect the provisions of any by-laws of the Council;

AND WHEREAS the Ontario Parking Control Bureau who performs parking enforcement services for the Town requires additional Officers to perform parking enforcement.

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

1. THAT Schedule "1" be amended to add Ann HAMAWAY and Lorenzo TARTAMELLA
2. THAT the officers named in Schedule "1" have the authority to enforce Park by-laws and other by-laws of the Corporation of the Town of Halton Hills as designated by the Clerk & Director of Legislative Services, on his/her delegate upon agreement with the Ontario Parking Control Bureau;
3. THAT this By-law shall come into full force and effect on its date of passing.

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

SCHEDULE “1” TO BY-LAW NO. 2019-0030

The following officers are hereby appointed Municipal Law Enforcement Officers for the purpose of enforcing all parking by-laws, Parks by-laws and other by-laws of the Corporation of the Town of Halton Hills as designated by the Clerk & Director of Legislative Services, or his/her delegate upon agreement with the Ontario Parking Control Bureau.

Richard D. Chapman

Frances Chapman

Alberto Recinos

Robert Hughes

Christian Sensicle

Shawn Frigault

Aziz Azeem

Gregory Noakes

Kevin Fernando

Matthew Robbins

Ann Hamaway

Lorenzo Tartamella



BY-LAW NO. 2019-0031

A By-law to Appoint a Municipal Law Enforcement Officer

WHEREAS Section 15 of the *Police Services Act*, R.S.O. 1990, Chapter P. 15, authorizes Councils to pass by-laws for appointing a municipal law enforcement officer;

AND WHEREAS Section 15.1 of the *Building Code Act*, S.O. 1992, C.23 authorizes Councils to pass by-laws for appointing a property standards officer;

AND WHEREAS Section 227 of the *Municipal Act*, 2001, S.O. 2001, Chapter 25, authorizes Councils to pass by-laws for appointing such officers and employees as may be necessary for the purposes of the Corporation, for carrying into effect the provisions of any by-law of the Council;

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

1. THAT Adam MADONIK be and is hereby appointed Municipal Law Enforcement Officer, Property Standards Officer and Weed Inspector for the Corporation of the Town of Halton Hills;
2. THAT the Municipal Law Enforcement Officer, Property Standards Officer and Weed Inspector shall exercise all the authority, powers and rights, and shall perform all duties and obligations which by statute or by-law are or may be conferred or imposed and enforce all by-laws of the Corporation of the Town of Halton Hills and all other duties that may be imposed by Council;
3. THAT this By-law shall come into force and take full effect on its date of passing.

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES



BY-LAW NO. 2019-0032

A By-law to Dedicate Reserve Blocks 239 – 243, inclusive,
Plan 20M-1196, as part of the Public Highway System

WHEREAS Section 27(1) of the *Municipal Act, 2001, S.O., 2001, c. 25* authorizes a municipality to pass by-laws in respect of a highway over which it has jurisdiction;

AND WHEREAS the lands affected by this By-law were conveyed to and accepted by the Corporation of the Town of Halton Hills as 0.3m (1 ft) reserves;

AND WHEREAS the Corporation of the Town of Halton Hills now wishes to dedicate the reserves as part of the public highway system.

AND WHEREAS on July 8, 2019, Council for the Town of Halton Hills approved Report No. PLS-2019-0048 dated June 4, 2019, in which certain recommendations were made relating to the dedication of reserve blocks.

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

1. THAT the lands described in Schedule “A” attached to and forming part of this By-law are hereby dedicated as parts of the public highway system.

BY-LAW read and passed by the Council for the Town of Halton Hills, this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

SCHEDULE “A” TO BY-LAW NO. 2019-0032

MORNINGSIDE DRIVE

PIN 25050 - 2674 (LT)

Block 239, Plan 20M-1196, Town of Halton Hills, Regional Municipality of Halton

MONARCH DRIVE

PIN 25050 - 2676 (LT)

Block 241, Plan 20M-1196, Town of Halton Hills, Regional Municipality of Halton

PIN 25050 - 2677 (LT)

Block 242, Plan 20M-1196, Town of Halton Hills, Regional Municipality of Halton

DANBY ROAD

PIN 25050 - 2675 (LT)

Block 240, Plan 20M-1196, Town of Halton Hills, Regional Municipality of Halton

PIN 25050 - 2678(LT)

Block 243, Plan 20M-1196, Town of Halton Hills, Regional Municipality of Halton



BY-LAW NO. 2019-0033

A By-law to appoint members to the Board of Management for the Acton Central Business Improvement Area.

WHEREAS the Municipal Act, S.O. 2001, provides that the Council of a local municipality may by by-law establish an improvement area and a board of management for such improvement area;

AND WHEREAS the Council for the Town of Halton Hills enacted By-law No. 1993-0175 to designate an improvement area and to establish the Acton Business Improvement Area;

AND WHEREAS the Council for the Town of Halton Hills wishes to appoint members for the current term of office.

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

1. THAT Section 18 of By-law No. 1993-0175 is hereby repealed and the following substituted as follows:

“18. The following are hereby appointed as members of the Board of Management for a term of office concurrent with that of Council, providing they continue to be qualified to hold such appointment:

- Linda Olson
- Patricia (Trish) Somerville
- Nancy Wilkes
- Monica Galway
- Barb Spears
- Patricia Daleman
- Councillor Mike Albano

2. THAT By-Law No. 2018-0032 is hereby repealed.

3. THAT in all other respects, By-law No. 1993-0175, as amended, shall remain in full force and effect.

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES



BY-LAW NO. 2019-0034

A By-law to adopt Amendment No. 35 to the Official Plan of the
Town of Halton Hills -
Cannabis Cultivation and Processing

WHEREAS the Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of the Planning Act, 1990, R.S.O., c.p. 13, as amended;

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

AND WHEREAS on July 8, 2019, Council for the Town of Halton Hills approved Report No. PLS-2019-0042, June 14, 2019, in which certain recommendations were made relating to Cannabis Cultivation and Processing.

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

1. That Amendment No. 35 to the Official Plan of the Town of Halton Hills, being the attached text and schedules is hereby approved;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

OFFICIAL PLAN AMENDMENT No. 35

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: THE PREAMBLE does not constitute part of this Amendment

PART B: THE AMENDMENT consisting of the following Schedule and Text constitutes Amendment No. 35 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 35 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. 35 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2019-0034 in accordance with the provisions of the Planning Act, 1990. R.S.O., c.p. 13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

The main purpose of this Amendment is to include policies in the Town of Halton Hills Official Plan that control the location of cannabis cultivation and processing uses.

LOCATION

The Amendment applies to the Protected Countryside and Agricultural designations, the Prestige Industrial designation (within the Prestige Gateway Employment Area), the General Employment Area designation (in Georgetown and Acton) and the General Employment Area designation in Mansewood. The Amendment also provides policy direction in the Niagara Escarpment Plan Area.

BASIS FOR THE AMENDMENT

On April 13, 2017, the Government of Canada introduced Bill C-45 (the Cannabis Act) in the House of Commons. Based in large part on the advice provided by the Task Force on Cannabis Legalization and Regulation, the Cannabis Act created the foundation for a comprehensive national framework to provide restricted access to regulated cannabis, and to control its production, distribution, sale, importation, exportation, and possession. Following parliamentary review, the Cannabis Act received royal assent on June 21, 2018 and it became law on October 17, 2018.

The Federal Cannabis Regulation SOR-2018-144 ('the Regulation') was published in the Canada Gazette, Part II, on July 11 2018 and it also came into effect on October 17, 2018. This Regulation is one of a series of regulations that are intended to implement the Cannabis Act. The Regulation established a series of classes of licences that authorize activities that are related to cannabis and these are as follows:

- a) A licence for cultivation;
- b) A licence for processing;
- c) A licence for analytical testing;
- d) A licence for sale (medical purposes);
- e) A licence for research; and,
- f) A cannabis drug licence.

A series of subclasses of a licence for cultivation have also been established and they are:

- a) A licence for micro-cultivation;
- b) A licence for standard cultivation; and,
- c) A licence for a nursery.

In addition, the following subclasses have been established as a licence for processing:

- a) A licence for micro-processing; and
- b) A licence for standard processing

The outdoor cultivation of cannabis is considered to be an agricultural use and is currently permitted wherever agricultural uses are permitted. The processing of

cannabis may be considered an agriculture-related use. However for a use to be considered as agriculture-related, it must be a farm related commercial use and/or a farm related industrial use that satisfies all of the criteria below:

- a) Is directly related to farm operations in the area;
- b) Supports agriculture;
- c) Benefits from being in close proximity to farm operations; and
- d) Provides direct products and/or services to farm operations as a primary activity.

In addition to satisfying the above criteria, there is a need to consider a number of other potential impacts, such as odour, traffic and impacts of the required water and wastewater servicing. In some cases, setbacks will be required and in this regard, this Amendment indicates that a minimum setback of 150 metres from lot lines is desired, but can be reviewed through the zoning by-law amendment process.

In addition, the scale of the proposed facility is a consideration and should reflect the character of the surrounding agricultural area. For the above reasons, this Amendment recognizes that the cultivation of cannabis and the processing of cannabis within buildings is a permitted use, subject to the consideration of a site-specific zoning by-law amendment application. In addition, this Amendment makes it clear that indoor cultivation and cannabis processing uses are subject to site plan control, which will assist in ensuring that the site is designed appropriately and that any off-site impacts are mitigated. In addition to the above, and in recognition of the security requirements associated with outdoor cultivation, this Amendment also establishes the requirement for a 50-metre setback from lot lines for outdoor cultivation.

It is also anticipated that the cultivation of cannabis may be desired in the Town's fully serviced employment areas where industrial, manufacturing and warehouse uses are permitted; but where the cultivation of any crop is currently not permitted. In this regard, this Amendment permits indoor cannabis cultivation and processing in the Prestige Industrial designation (within the Prestige Gateway Employment Area), the General Employment Area designation (in Georgetown and Acton) and General Employment Area in Mansewood.

However, the Amendment also requires that these uses be set back a minimum of 150 metres from sensitive land uses which includes buildings, amenity spaces or open spaces where normal activities occurring at reasonable expected times would experience one or multiple adverse effects from contaminant discharges, fumes, odours, vibrations, noise or air pollutants generated from a nearby facility. Examples of sensitive land uses include, but are not limited to a place of residence, daycare centre, educational and health facility, community gathering places, parks and playgrounds. Site plan approval would also be required if the proposed use meets the 150 metre setback requirement.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. 35 of the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Halton Hills is amended as follows:

Item 1: Section D3.4.1.3 of the Official Plan is amended by adding a new sub-section g) which reads as follows: *"cannabis cultivation and processing subject to Section D3.4.1.4.8"*

Item 2: Section D3.4.1.4 of the Official Plan is amended by adding a new Section D3.4.1.4.8 as follows:

"D3.4.1.4.8 Cannabis Cultivation and Processing

Cannabis cultivation and processing is permitted within an enclosed building provided the lot on which it is located is set back a minimum of 150 metres from a lot that is the site of a child care centre (formerly known as a day nursery), a private or public school, a place of worship or other institutional use, a residential use, a long term care facility, a retirement home or a public park. Cannabis cultivation and processing shall also be subject to Site Plan Control in accordance with Section G8 of this Plan."

Item 3: Section D3.5.4.1.1 of the Official Plan is amended by adding a new sub-section g) which reads as follows: *"cannabis cultivation and processing subject to Section D3.5.4.1.6"*

Item 4: Section D3.5.4.1 of the Official Plan is amended by adding a new Section D3.5.4.1.6 as follows:

"D3.5.4.1.6 Cannabis Cultivation and Processing

Cannabis cultivation and processing is permitted within an enclosed building provided the facade of any building facing Highway 401 and Steeles Avenue is clad in brick or other suitable material that does not give the impression that the building is a greenhouse. In addition, the height of any greenhouse portion of a building should not extend higher than the front facade of a building facing Highway 401 and Steeles Avenue. Cannabis cultivation and processing shall also be subject to the setback requirement identified in Section D3.4.1.4.8 of this Plan, and Site Plan Control in accordance with Section G8 of this Plan."

Item 5: Section E1.4 of the Official Plan is amended by adding a new Section E1.4.11 as follows:

"E1.4.11 Indoor Cannabis Cultivation

The indoor cultivation of cannabis may be permitted subject to the passage of an amendment to the implementing zoning by-law and will if approved through such a process, be subject to Site Plan Control in accordance with Section G8 of this Plan. Prior to considering the approval of a zoning by-law amendment, Council shall be satisfied that:

- a) *The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;*
- b) *The proposed use will not have a negative impact on adjacent agricultural uses and is compatible with normal practices as set out in an Agricultural Impact Assessment to the satisfaction of the Town and the Region;*
- c) *The proposed use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;*
- d) *The proposed use can be designed and sited to blend in with surrounding land uses such that the rural character of the area is maintained; and where necessary the proposed use can be appropriately buffered from adjacent uses;*
- e) *The impact of the noise, odour and dust generated by the proposed use on adjacent land uses can be appropriately mitigated;*
- f) *There will be no negative impact on the quality and quantity of groundwater and surface water;*
- g) *Adequate parking facilities are available on the lot for the proposed use;*
- h) *The use can be serviced with an appropriate water supply and an appropriate means of sewage disposal;*
- i) *Stormwater management needs can be met on site;*
- j) *The signage advertising the use is to be designed and located in accordance with the Town's sign by-law; and*
- k) *The proposed setback from adjacent land uses is appropriate, and in this regard, the minimum setback from proposed operations should be at least 150 metres. However, if a setback that is appropriate for the site can be established and if it less than 150 metres, an Amendment to this Plan will not be required. Additionally, where proposed cultivation is to be operated under a micro cultivation licence, consideration for reduced setbacks (where required) will be given.*

Notwithstanding the above, a lot on which cannabis cultivation is located shall be set back 150 metres from Urban, Hamlet, and Rural Cluster Area lots where a sensitive land use (specified in Section D3.4.1.4.8) is present.

In addition to the above, the required studies for a proposed indoor cannabis cultivation operation, that address matters identified in Section E1.4.11 of this Plan, shall take into account the impacts from other cannabis cultivation operations developing or operating in the area.

Where zoning by-laws do not apply (in the Niagara Escarpment Plan Area), the above-noted criteria will be applied in considering the suitability of the location for indoor cannabis cultivation, including setbacks from Rural Cluster Area lots where a sensitive land use (specified in section D3.4.1.4.8) is present. These criteria will be applied in addition to any other relevant municipal or provincial policy.”

Item 6: Section E1.4 of the Official Plan is amended by adding a new Section E1.4.12 as follows:

"E1.4.12 The Processing of Cannabis

The processing of cannabis may be permitted as an agriculture-related use, operating in conjunction with a cannabis cultivation operation, subject to the passage of an amendment to the implementing zoning by-law and will if approved through such a process, be subject to Site Plan Control in accordance with Section G8 of this Plan. Prior to considering the approval of a zoning by-law amendment, Council shall be satisfied that the matters listed in Section E1.4.11 a) to k) have been satisfied.

In addition to the above, and in order for the use to qualify as an agriculture-related use, it must be demonstrated that the proposed use satisfies all of the criteria below:

- e) Is directly related to farm operations in the area;*
- f) Supports agriculture;*
- g) Benefits from being in close proximity to farm operations; and*
- h) Provides direct products and/or services to farm operations as a primary activity.*

In considering the above, regard shall be given to the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas prepared by the Ontario Ministry of Agriculture Food and Rural Affairs in 2016.

Notwithstanding the above, a lot on which cannabis processing is located shall be set back 150 metres from Urban, Hamlet, and Rural Cluster Area lots where a sensitive land use (specified in Section D3.4.1.4.8) is present.

Where zoning by-laws do not apply (in the Niagara Escarpment Plan Area), the above-noted criteria will be applied in considering the suitability of the location for cannabis processing, including setbacks from Rural Cluster Area lots where a sensitive land use (specified in section D3.4.1.4.8) is present. These criteria will be applied in addition to any other relevant municipal or provincial policy."

Item 7: Section E1.4 of the Official Plan is amended by adding a new Section E1.4.13 as follows:

"E1.4.13 Outdoor Cannabis Cultivation

The outdoor cultivation of cannabis is required to be set back a minimum of 50 metres from adjacent lot lines.

Item 8: Section E2.3 of the Official Plan is amended by adding a new sub-section w) which reads as follows: "cannabis cultivation subject to Section E1.4.11"

Item 9: Section E2.3 of the Official Plan is amended by adding a new sub-section x) which reads as follows: "cannabis processing subject to Section E1.4.12"

Item10: Section E2.3 of the Official Plan is amended by adding a new sub-section y) which reads as follows: "outdoor cannabis cultivation subject to Section E1.4.13"



BY-LAW NO. 2019-0035

A By-law to Amend
Town of Halton Hills Comprehensive Zoning By-law 2010-0050

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 conforms to the Official Plan for the Town of Halton Hills;

AND WHEREAS on July 8, 2019, Council for the Town of Halton Hills approved Report No. PLS-2019-0042, June 14, 2019, in which certain recommendations were made relating to Cannabis Cultivation and Processing.

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

1. That **PART 3, DEFINITIONS**, of Zoning By-law 2010-0050 is hereby amended by adding the following definitions:

Cannabis Analytical Testing Facility means: A facility where the alteration of the chemical or physical properties of cannabis by any means is carried out, subject to regulations under the Cannabis Act, as amended.

Cannabis Cultivation - Indoor means: The growing of cannabis within a wholly enclosed building or structure, for medical or recreational purposes, subject to regulations under the Cannabis Act, as amended.

Cannabis Cultivation - Outdoor means: The growing of cannabis in an open air setting, for medical or recreational purposes, subject to regulations under the Cannabis Act, as amended.

Cannabis Drug Production Facility means: A facility where the production or manufacturing of a drug containing cannabis is carried out, subject to regulations made under the Cannabis Act, as amended, and the Food and Drugs Act, as amended.

Cannabis Processing Facility means: A facility where the extraction of cannabis oil for the purpose of producing or manufacturing cannabis oils, gels or other edibles is carried out, subject to regulations under the Cannabis Act, as amended.

Cannabis Research Facility means: A facility used for activities in accordance with a Licence for Research, subject to regulations under the Cannabis Act, as amended.

2. That **PART 5, PARKING AND LOADING STANDARDS**, of Zoning By-law 2010-0050 is hereby amended by adding a new row to Table 5.3 (Non-Residential Parking Requirements) as set out below:

Use	Minimum Parking Space Requirement (net floor area unless otherwise noted)
<i>Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities</i>	1/30 m2 for the first 1,000 m2, 1/100 m2 for the floor area between 1,000 and 5,000 m2 plus 1/200 m2 in excess of 5,000 m2

3. That **PART 5, PARKING AND LOADING STANDARDS**, of Zoning By-law 2010-0050 is hereby amended by adding a new Section 5.5.7 as per below and re-numbering the following sections accordingly:

5.5.7 Loading spaces for Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities

Notwithstanding Section 5.5.6 b), c) and d), *loading spaces* for *Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities* shall be located entirely within the *main building* on the *lot*.

4. That **PART 8, URBAN EMPLOYMENT ZONE**, of Zoning By-law 2010-0050 is hereby amended by adding a new row to Table 8.1 as set out below and by adding the following additional special provisions below the table:

Use	EMP1
<i>Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities</i>	X (8)

SPECIAL PROVISIONS:

8. Only permitted in a single - *premises* enclosed *building* and no outdoor cultivation, storage or processing permitted. In addition, the *lot* on which the use is located is required to be *setback* a minimum of 150 metres from a *lot* that is the site of:
- a) An *arena*;

b) A *community centre*;

c) A *day nursery*;

d) A *dwelling unit*;

e) A *long term care facility*;

f) A *park, public*;

g) A *park, private*;

h) A *place of worship*;

i) A *retirement home*;

j) A *library*;

k) A *school, public*;

l) A *school, private*; and

m) A *trade and convention centre*.

5. That **PART 9, NON-URBAN ZONES**, of Zoning By-law 2010-0050 is hereby amended by adding a new row to Table 9.1 as set out below and by adding the following additional special provisions below the table:

USE	A	PC	HR1 HR2	HCC HC	HI	RCR1 RCR2	RCC	RCI	CR	MAR	RU- EMP
Cannabis cultivation - outdoor	X (18)	X (18)									
Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities											X (17)

SPECIAL PROVISIONS:

17. Only permitted in a single - *premises enclosed building* and no outdoor cultivation, storage or processing permitted. In addition, the *lot* on which the use is located is required to be *setback* a minimum of 150 metres from a *lot* that is the site of:
- a) An *arena*;
 - b) A *community centre*;
 - c) A *day nursery*;
 - d) A *dwelling unit*;
 - e) A *long term care facility*;
 - f) A *park, public*;
 - g) A *park, private*;
 - h) A *place of worship*;
 - i) A *retirement home*;
 - j) A *library*;
 - k) A *school, public*;
 - l) A *school, private*; and
 - m) A *trade and convention centre*.

18. Outdoor cultivation shall be set back a minimum of 50 metres from lot lines.

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES



BY-LAW NO. 2019-0036

A By-law to Amend
401 Corridor Zoning By-law 2000-138

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 2000-138 be amended as hereinafter set out;

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

AND WHEREAS on July 8, 2019, Council for the Town of Halton Hills approved Report No. PLS-2019-0042, dated June 14, 2019, in which certain recommendations were made relating to Cannabis Cultivation and Processing.

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

1. That **Section 7.5** of Zoning By-law 2000-138 is hereby amended by adding the following use permissions and re-lettering the remaining sub-sections accordingly:

- v) Cannabis analytical testing facility within an enclosed single - premise building
- vi) Cannabis cultivation - indoor within a single - premise building
- viii) Cannabis drug production facility within an enclosed single - premise building
- ix) Cannabis processing facility within an enclosed single - premise building
- x) Cannabis research facility within an enclosed single - premise building

2. That **Section 7.5.2** of Zoning By-law 2000-138 is hereby amended by adding the following sub-section 7.5.2.18:

7.5.2.18 Cannabis analytical testing, Cannabis cultivation – indoor, Cannabis drug production, Cannabis processing, and Cannabis research facilities are required to be *setback* a minimum of 150 metres from a *lot* that is the site of:

- a) An *arena*;
- b) A *community centre*;
- c) A *day nursery*;
- d) A *dwelling unit*;
- e) A *long term care facility*;
- f) A *park, public*;
- g) A *park, private*;
- h) A *place of worship*;
- i) A *retirement home*;
- j) A *library*;
- k) A *school, public*;
- l) A *school, private*; and
- m) A *trade and convention centre*.

3. That **Section 7.5.2.12** of Zoning By-law 2000-138 is hereby amended by adding the following sub-section iv):

- iv) Loading spaces for cannabis analytical testing facilities, cannabis cultivation - indoor, cannabis drug production facilities, cannabis processing facilities and cannabis research facilities shall be located entirely within the main building on the lot.

4. That **Section 13.102.4** of Zoning By-law 2000-138 is hereby amended by adding the following definitions and re-lettering the following sub-sections accordingly:

- vi) "Cannabis analytical testing facility" means a facility where the alteration of the chemical or physical properties of cannabis by any means is carried out, subject to regulations under the Cannabis Act, as amended.
- vii) "Cannabis cultivation - indoor" means the growing of cannabis within a wholly enclosed building or structure, for medical or recreational purposes, subject to regulations under the Cannabis Act, as amended.
- viii) "Cannabis drug production facility" means a facility where the production or manufacturing of a drug containing cannabis is carried out, subject to regulations made under the Cannabis Act, as amended and the Food and Drugs Act, as amended.
- ix) "Cannabis processing facility" means a facility where the extraction of cannabis oil for the purpose of producing or manufacturing cannabis oils, gels or other edibles is carried out, subject to regulations under the Cannabis Act, as amended.
- x) "Cannabis research facility" means a facility used for activities in accordance with a licence for research, subject to regulations under the Cannabis Act, as amended.

5. That **Table B in Section 13.102.6** of Zoning By-law 2000-0138 is hereby amended by adding the following row:

Use	Required parking space (per square metre (sm) of Gross Floor Area, unless otherwise noted)
Cannabis Analytical Testing Facility, Cannabis Cultivation - Indoor, Cannabis Drug Production Facility, Cannabis Processing Facility and Cannabis Research Facility	1/100 sm

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES



BY-LAW NO. 2019-0037

A By-law to Amend
Town of Halton Hills By-law 2013-0070
Site Plan Control

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 41 of the Planning Act, R.S.O.1990, as amended;

AND WHEREAS Council has recommended that By-law 2013-0070 be amended as hereinafter set out;

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

AND WHEREAS on July 8, 2019, Council for the Town of Halton Hills approved Report No. PLS-2019-0042, dated June 14, 2019, in which certain recommendations were made relating to Cannabis Cultivation and Processing.

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

1. That PART III, DEVELOPMENT SUBJECT TO SITE PLAN CONTROL, Section 4c) of By-law 2013-0070 is hereby amended as follows:

c) buildings and structures used for agricultural purposes except those buildings and structures associated with a home industry, commercial use, cannabis cultivation use, cannabis processing use, or farm related tourism use that are accessory to an agricultural operation, as outlined in Section E1.3, E1.4.5, E1.4.6, E1.4.7, E1.4.11, E1.4.12 and E2.3 of the Town of Halton Hills Official Plan;

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES



BY-LAW NO. 2019-0038

A By-law to adopt Amendment No. 36 to the Official Plan of the
Town of Halton Hills, 284 Queen Street East (Acton)
Part of Block A, Plan 670
Town of Halton Hills, Regional Municipality of Halton
(File: D09OPA18.001)

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

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempt this Official Plan Amendment from approval;

AND WHEREAS on July 8, 2019, Council for the Town of Halton Hills approved Report No. PLS-2019-0046, dated June 12, 2019, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit 16 bungalow townhouses on lands municipally known as 284 Queen Street East (Acton).

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

1. That Amendment No. 36 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby approved;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act, R.S.O. 1990, c.P.13, as amended, regarding the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

OFFICIAL PLAN AMENDMENT No. 36
TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: **THE PREAMBLE** does not constitute part of this Amendment

PART B: **THE AMENDMENT** consisting of the following Schedule and text constitutes Amendment No. 36 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 36 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and Schedule constitute Amendment No. 36 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2019-0038 in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the development of sixteen (16) 1.5-storey 'bungaloff' townhouses on lands municipally known as 284 Queen Street East within the Acton Urban Area of the Town of Halton Hills. The subject lands are currently designated *Low Density Residential Area* in the Town of Halton Hills Official Plan.

The approved policies for the Low Density Residential Area allow single detached, semi-detached, and duplex dwellings at a density not exceeding 15 units per hectare. The proposed development would result in block townhouses developed with a residential density of which is calculated at 27.9 units per hectare.

The Amendment changes the Official Plan designation on this property from Low Density Residential Area to Medium Density Residential Area subject to a Special Policy Area to permit 16 residential townhouses.

LOCATION AND SITE DESCRIPTION

The subject property is municipally known as 284 Queen Street East in the Acton Urban Area. The 0.57ha (1.42ac) lot has an irregular L shape and fronts both Queen Street East (38.2m) and Longfield Road (42.2m). The subject lands currently contain a 1-storey dwelling and large accessory storage structure.

Surrounding land uses to the subject property include:

- To the North: Commercial plaza.
- To the East: Low density residential dwellings.
- To the West: Low density residential dwellings and commercial buildings.
- To the South: Low density residential dwellings.

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the change from Low Density Residential Area to Medium Density Residential Area subject to a Special Policy Area for the lands:

1. The lands abutting the subject property to the east, south and west contain 1 and 2-storey single detached homes. The proposed townhouses are considered a moderate transition in density and suitable height for the area;
2. Conceptual Site Plans submitted demonstrate that the site can be developed with adequate on-site parking, a private road and landscaping; and,
3. The subject property has previously been identified in the Halton Hills Intensification Opportunities Study as a site for intensification.
4. Council is satisfied that the proposed development fulfills the criteria set out in Section D1.4.3 (New Medium and High Density Residential Areas) of the Official Plan.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and text constitutes Amendment No. 36 to the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

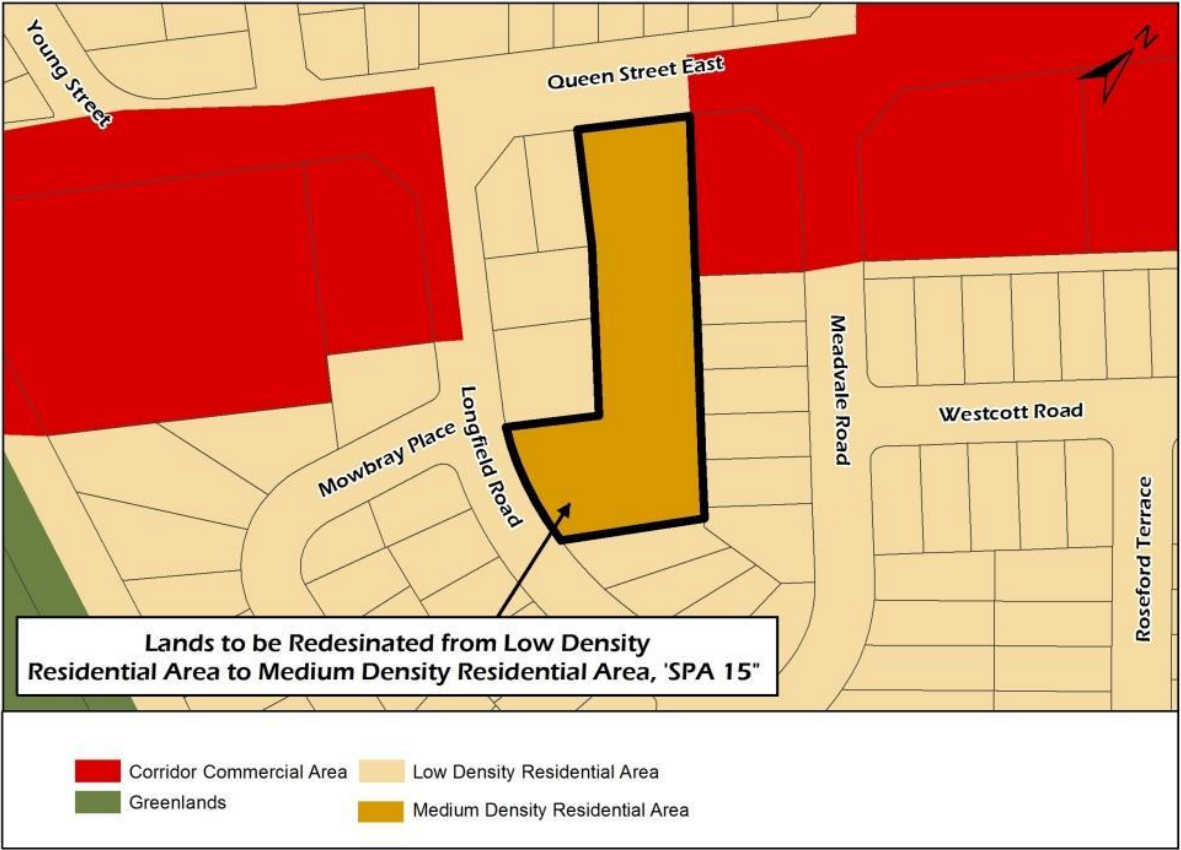
The Official Plan for the Town of Halton Hills is amended as follows:

- 1. That Schedule A6 – Acton Urban Area Land Use Plan is hereby amended by identifying lands municipally known as 284 Queen Street East as Medium Density Residential Area by colour-coding this property with the corresponding colour as shown in Schedule ‘1’ to this amendment.
- 2. That Schedule A6 – Acton Urban Area Land Use Plan is hereby amended by marking with a number “15” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 284 Queen Street East (Acton).
- 3. That Section D1.6, Residential Special Policy Areas, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“D1.6.15 Residential Special Policy Area 15

A maximum of 16 residential townhouses, with a maximum height of 1.5-storeys, shall be permitted within the Medium Density Residential Area designation on lands identified as Residential Special Policy Area 15, as shown on Schedule A6 of this Plan.”

SCHEDULE 1 to OPA No. 36





BY-LAW NO. 2019-0039

A By-law to amend Zoning By-law 2010-0050, as amended,
for the lands described as Part of Block A, Registered Plan 670,
Town of Halton Hills (Acton), Regional Municipality of Halton,
municipally known as 284 Queen Street East,

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

AND WHEREAS on July 8, 2019, Council for the Town of Halton Hills approved Report
No. PLS-2019-0046, dated June 12, 2019, in which certain recommendations were
made relating to amending Zoning By-law 2010-0050;

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

AND WHEREAS said recommendation conforms to the Official Plan for the Town of
Halton Hills, as amended by Official Plan Amendment No. 36;

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

1. That Schedule "A6" of Zoning By-law 2010-0050, as amended, is hereby further
amended by rezoning the lands described as, Part of Block A, Registered Plan 670,
Town of Halton Hills (Acton, Regional Municipality of Halton, municipally known as
284 Queen Street East, as shown on Schedule "1" attached to and forming part of
this By-law;

From a Low Density Residential One, Mature Neighbourhood (LDR1-1 MN) Zone;

To a Medium Density Residential Two Exception-104 (MDR2-104) Zone

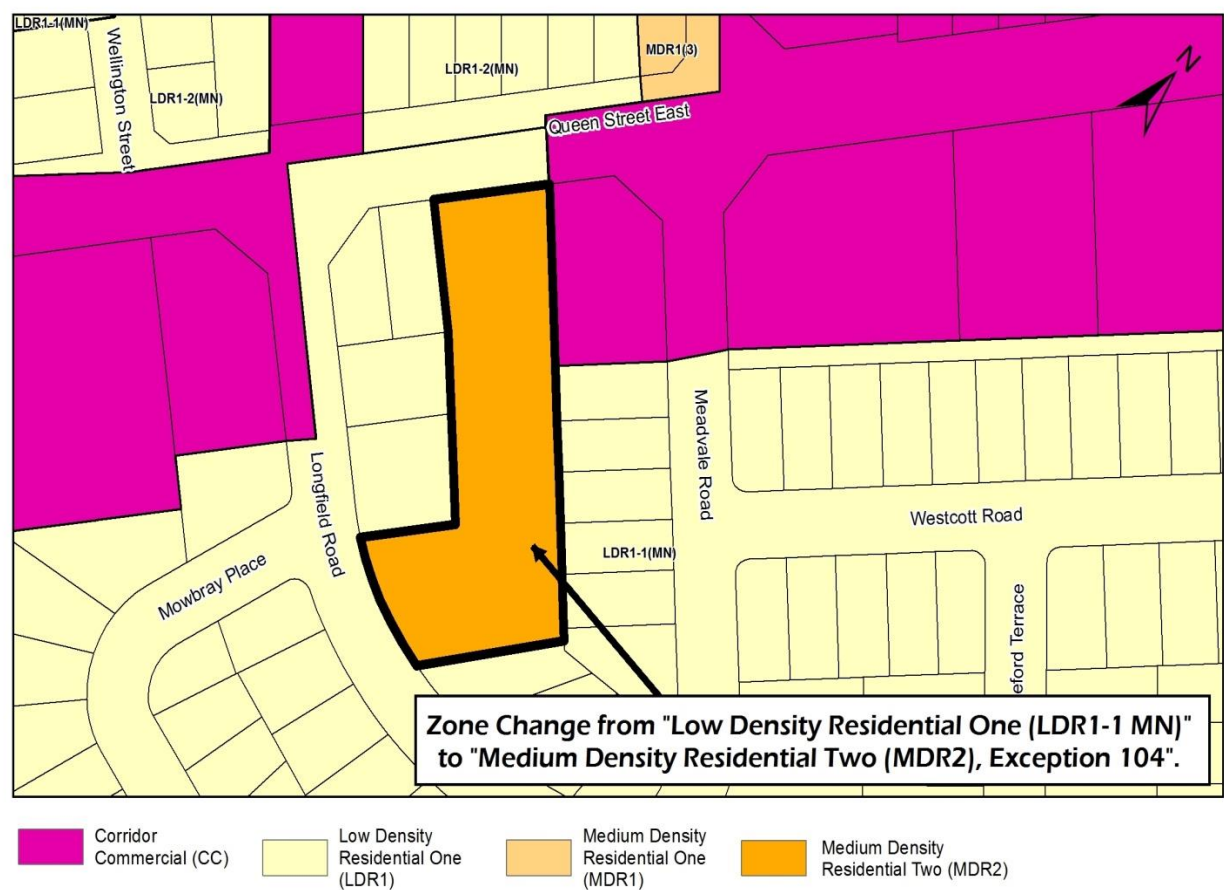
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by
adding the Exception Provision contained in Schedule "2" and forming part of this By-
law.

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of
July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

Schedule 1 to By-law 2019-0039

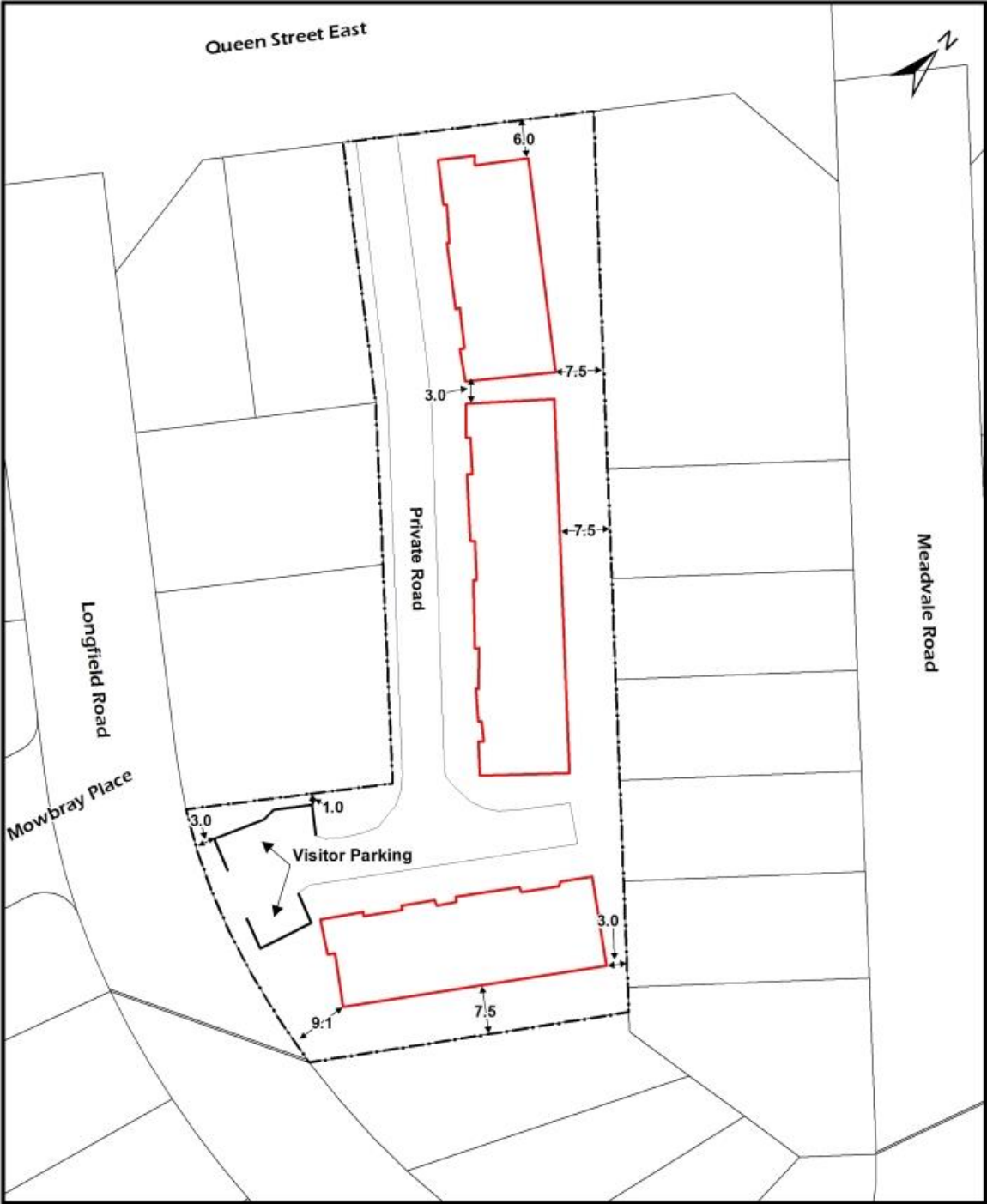


Schedule 2 to By-law 2019-0039

13.1 EXCEPTIONS

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
104	MDR2	284 Queen Street East (Acton), Part of Block A, Registered Plan 670		(i) 1.5-storey Private Townhouse Dwelling Unit not exceeding sixteen (16) units accessed by a private lane; (ii) Home Occupations subject to the provisions in Section 4.12 and subject to Special Provisions (6) and (7) of Table 6.1 in By-law 2010-0050		(i) For the purposes of this zone Private Townhouse Dwelling Unit means a multiple dwelling unit in a townhouse building, with each unit having direct access to a private road; (ii) Minimum required garage setback to a private road – 6 metres; (iii) Minimum Required Setback from the rear wall of a Private Townhouse Dwelling Unit to a lot line – as shown on Schedule 3 to this By-law; (iv) Minimum Required Setback from the side wall of a Private Townhouse Dwelling Unit to a lot line – as shown on Schedule 3 to this By-law; (v) Maximum height – 8.5 metres; (vi) Minimum required number of parking spaces – 2 parking spaces per Private Townhouse Dwelling Unit, 5 visitor parking spaces and 3 additional surplus spaces; (vii) Minimum setback for surface parking spaces from a public street – as shown on Schedule 3 to this By-law; (viii) Minimum setback for surface parking

						<p>from a lot line – as shown on Schedule 3 to this By-law;</p> <p>(ix) Porches, decks and/or stairs may encroach into a front, rear, interior or exterior side yard no more than 3 metres;</p> <p>(x) Features including but not limited to, eaves or gutters, chimney breasts, pilasters and roof overhangs may encroach into a front, rear, interior or exterior side yard no more than 3 metres.</p> <p>(xi) Minimum required width of an aisle providing access to a parking space – 6.4 metres</p>
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BY-LAW NO. 2019-0040

A By-law to provide that Section 50 of the Planning Act, R.S.O. 1990, does not apply to Part of Lots 407, 409, 410 and all of Lot 408, Registered Plan 667

WHEREAS Section 50 of the Planning Act, R.S.O 1990, Chapter P.13, as amended, provides that no person shall convey part of any lot within a Plan of Subdivision;

AND WHEREAS Section 50 of the Planning Act, sets out that Council may by By-law, provide that Section 50 does not apply to land that is within such registered plan or plans of subdivision or part or parts thereof, as is or are designated in the By-law;

AND WHEREAS Council has deemed it advisable to exempt for the purposes of re-establishing the 3 individual semi-detached dwelling units at 5, 7 and 11 Langstone Crescent, together with any existing respective reciprocal easements, from those provisions of the Planning Act dealing with part lot control;

AND WHEREAS on July 8, 2019, Council for the Town of Halton Hills approved Report No. PLS-2019-0054 dated June 19, 2019, in which certain recommendations were made relating to the application for Part Lot Control Exemption for the properties at 5, 7 and 11 Langstone Crescent, Georgetown.

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

1. THAT Section 50 of the Planning Act does not apply to the lands described as Part of Lots 407, 409, 410 and all of Lot 408, Registered Plan 667, which are more particularly described in Schedule "A", attached hereto and forming part of this By-law.
2. THAT this By-law shall come into force and take effect on the day of passing.
3. THAT this By-law shall be deemed to expire on the 8th day of July, 2020 unless otherwise extended in accordance with Subsection 7.4 of Section 50 of the Planning Act, R.S.O. 1990.

BY-LAW read and passed by the Council for the Town of Halton Hills, this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

SCHEDULE “A” TO BY-LAW NO. 2019-0040

Firstly:

PIN: 25053 – 0166 (LT)

Part Lots 407 and 408, Plan 667 as in 783721 (also shown as Parts 1 and 2, 20R-21413), Town of Halton Hills, Regional Municipality of Halton;

Secondly:

PIN: 25053 – 0165 (LT)

Part Lots 408 and 409, Plan 667 as in 534014 (also shown as Parts 3, 4, 5 and 6, 20R-21413), Town of Halton Hills, Regional Municipality of Halton;

Thirdly:

PIN: 25053 – 0163 (LT)

Part Lot 410, Plan 667 as in 820307 (also shown as Parts 7 and 8, 20R-21413), Town of Halton Hills, Regional Municipality of Halton.



BY-LAW NO. 2019-0041

A By-law to adopt the proceedings of the Council Meeting held on the 8th day of July, 2019 and to authorize its execution.

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

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

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

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

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES