

AGENDA COUNCIL MEETING

Monday, July 9, 2018, 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
- RECESS AT THE CALL OF THE CHAIR
- 4. RECONVENE INTO OPEN SESSION
- NATIONAL ANTHEM
- 6. ANNOUNCEMENTS
 - 1. Cycling Lights

Councillor T. Brown announced that the Rural Policing Committee has asked Council to promote the use of flashing white and red safety by cyclists, to ensure they are visible on the roads after dusk. These lights can be easily installed on bicycles.

2. Halton Hills Senior Citizen of the Year

Mayor R. Bonnette announced that Chris Macewan is the recipient of the Ontario Senior of the Year Award for the Town of Halton Hills Chris Macewan has been a dedicated volunteer for decades in the Town of Halton Hills in a variety of capacities. Mayor Bonnette then called on Councillor J. Fogal to say a few words about the valuable volunteer work Ms. Macewan has provided to the Town.

3. Halton Hills Lifeguard Club at Nationals

Mayor R. Bonnette announced that Jordan Stott, a member of the Halton Hills Lifeguard Club, has again earned a spot on the Canadian National Team for the 2018 World Championships that will be held in Adelaide Australia in November. Congratulations Jordan.

7. EMERGENCY BUSINESS MATTERS

1. Acton Splashpad

Councillor C. Somerville noted that there has been issues raised regarding the ongoing maintenance needs for the Acton Splashpad. Staff noted that there has been issues with one piece of equipment and will follow up on this matter.

- 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 11, 2018
 - Confidential Minutes of the Council Meeting held on June 11, 2018
 (Under Separate Cover)

11. GENERAL COMMITTEE

COUNCIL TO CONVENE INTO GENERAL COMMITTEE

Councillor Dave Kentner, Chair

Vet Reports to be considered at General Committee

- 1. Public Meetings / Hearings
- 2. Delegations/Presentations regarding items in General Committee
 - a. Ro Palumbo-Coates, Chair of Halton Hills Cultural Round Table (HHCR)

Presentation to General Committee regarding HHCR 2017 Year End Report and 2018 Workplan.

(Refer to Item 11.3.a of this agenda, Report No. ADMIN-2018-0021)

9

b. Donna Hinde and Jane Perdue of The Planning Partnership Presentation to General Committee regarding the Public Art Master Plan. (Refer to Item No. 11.3.b of this Agenda, Report No. ADMIN-2018-0021) Nick MacDonald of Meridian Planning Consultants C. Presentation to General Committee regarding Vision Georgetown Secondary Plan. (Refer to Item No. 11.3.d of this Agenda, Report No. PLS-2018-0037) d. Herbert Arnold, Arnold Foster LLP Mr. Arnold spoke to the Vision Georgetown Secondary Plan. Glenn Piitura, Southwest Georgetown Landowners Group e. Mr. Pitura spoke to the Vision Georgetown Secondary Plan on behalf of the Southwest Georgetown Landowners Group. 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. 27 REPORT NO. ADMIN-2018-0014 (AUTOMATIC HOLD) a. OFFICE OF THE CAO REPORT NO. ADMIN-2018-0014 dated June 22, 2018 regarding Halton Hills Cultural Roundtable 2017 Year End Report and 2018 Workplan. 50 b. REPORT NO. ADMIN-2018-0021 (AUTOMATIC HOLD) REPORT NO. ADMIN-2018-0021 dated June 22, 2018 regarding Recommended Public Art Master Plan. 56 **REPORT NO. ADMIN-2018-0023** C. OFFICE OF THE CAO REPORT NO. ADMIN-2018-0023 dated

Street. Town of Halton Hills.

June 25, 2018 regarding request from Erin Gray for a variance to the Fence By-Law 2002-0060, as amended at 109 John

d.	REPORT NO. PLS-2018-0037 (AUTOMATIC HOLD)	66
	PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0037 dated June 22, 2018 regarding Final Recommendation Report for the Draft Vision Georgetown Secondary Plan (Official Plan Amendment No. 32).	
e.	REPORT NO. PLS-2018-0058	206
	PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0058 dated June 28, 2018 regarding Recommendation Report for Removal of Holding (H) Provision for 40 Westbridge Drive (Halton Hills Premier Gateway Business Park).	
f.	REPORT NO. PLS-2018-0059	214
	PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0059 dated June 19, 2018 regarding Provincial Agricultural Impact Assessment (AIA) Guidance Document- HAPP Joint Submission.	
g.	REPORT NO. PLS-2018-0060	233
	PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0060 dated June 21, 2018 regarding Heritage Designation and Heritage Easement - Andrew Laidlaw Farmhouse at 9111 Third Line.	
h.	REPORT NO. PLS-2018-0061	242
	PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0061 dated June 22, 2018 regarding New Memorandum of Understanding for an Integrated Halton Area Planning System.	
i.	REPORT NO. PLS-2018-0062	263
	PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0062 dated June 25, 2018 regarding Recommendation Report for Removal of Holding (H) Provision for Building 1 on the Amico Site (Georgetown).	
j.	REPORT NO. PLS-2018-0063	272
	PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0063 dated June 25, 2018 regarding Proposed Provincial Intensification/Density Targets and Municipal Comprehensive Review Guidelines - HAPP Joint Submission.	

		k.	REPORT NO. PLS-2018-0064	284
			PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0064 dated June 27, 2018 regarding Recommendation Report for Removal of a Holding (H) Provision from 7856 Fifth Line South (Halton Hills Premier Gateway Business Park).	
		l.	REPORT NO. PLS-2018-0065	291
			PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0065 dated June 29, 2018 regarding Conditional water allocation for 71 Todd Road (Georgetown).	
		m.	REPORT NO. RP-2018-0021	296
			RECREATION AND PARKS REPORT NO. PLS-2018-0063 dated June 11, 2018 regarding Community Safety and Well-Being in Halton Update.	
		n.	REPORT NO. TPW-2018-0027	302
			TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2018-0027 dated June 21, 2018 regarding Stormwater Management Strategy Update.	
	4.	Adjourn	back into Council	
12.			D RECOMMENDATIONS FORWARDED FROM GENERAL FOR APPROVAL	
13.			THE STANDING COMMITTEES (ADOPTION / RECEIPT OF ECOMMENDATIONS)	
	1.		of the Community and Corporate Affairs Committee Meeting held 25, 2018	305
	2.		of the Planning, Public Works and Transportation Committee g held on June 26, 2018	310
	3.		ential Minutes of the Planning, Public Works and Transportation pheld on June 26, 2018.	
		(Under	Separate Cover)	
14.	REC	EIPT OF I	MINUTES OF ADVISORY/SPECIALCOMMITTEES	
	1.	Minutes	s of the Committee of Adjustment Meeting held on May 2, 2018.	320
	2.	Minutes 2018.	s of the Halton Hills Public Library Board meeting held on May 9,	325
	3.	Minutes	s of the Site Alteration Committee Meeting held on May 17, 2018.	333
	4.	Minutes	of the Acton BIA Annual General Meeting held on May 31, 2018.	336

	5.	Minutes of the Acton BIA Special Meeting held on May 31, 2018.	338
	6.	Minutes of the Halton Hills Accessibility Advisory Committee Meeting held on April 11, 2018.	339
	7.	Minutes of the Heritage Halton Hills Committee Meeting held on June 20, 2018.	343
	8.	Minutes of the Active Transportation Committee Meeting held on May 22, 2018.	350
15.	PETI	TIONS/COMMUNICATIONS/MOTIONS	
	1.	Motion to Support Bill 16, Respecting Municipal Authority over Landfilling Sites	353
	2.	Motion Supporting Two-way All-day GO Rail Service from Toronto to Kitchener	355
16.	ADV	ANCE NOTICE OF MOTION	
	Motion(s) to be brought forward to the next meeting of Council.		
	1.	Rail Safety Week	
		Councillor D. Kentner noted that he will be bringing forward a Motion regarding Rail Safety Week. Motion to be brought forward at the next regularly scheduled Council meeting.	
17.	МОТ	ION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE	356
		lution prepared to receive the General Information Package dated July 9, for information.	
18.	МОТ	ION TO APPROVE CLOSED SESSION ITEMS	
	(Cou	ncil to reconvene into Closed Session if required)	
19.	CON	SIDERATION OF BYLAWS	
	1.	By-law No. 2018-0038	389
		A By-law to delegate authority relating to assessment and taxation appeal matters to the Town Treasurer or his/her designate.	
		(Recommendation No. CCA-2018-0074, Report No. CORPSERV-2018-0035)	

2.	By-law No. 2018-0039	391
	A By-law to adopt Amendment No. 33 to the Official Plan of the Town of Halton Hills, 25 James Street (Georgetown), Town of Halton Hills, Regional Municipality of Halton.	
	(Recommendation No. PPT-2018-0057, Report No. PLS-2018-0045)	
3.	By-law No. 2018-0040	397
	A By-law to mend Zoning By-law 2010-0050, as amended, for the lands described as Part of West Lot 19, Concession 8, Town of Halton Hills, Regional Municipality of Halton 25 James Street (Georgetown).	
	(Recommendation No. PPT-2018-0057, Report No. PLS-2018-0045)	
4.	By-law No. 2018-0041	400
	A By-law to Amend Zoning By-law 2010-0050, as amended, for 249-251 Guelph Street (Georgetown).	
	(Recommendation No. PPT-2018-0064, Report No. PLS-2018-0057)	
5.	By-law No. 2018-0042	403
	A By-law to authorize the Town to enter into a License Agreement with CRH Canada Group Inc. to allow road crossings for the Acton Quarry.	
	(Recommendation No. PPT-2018-0061, Report No. PLS-2018-0053)	
6.	By-law No. 2018-0043	404
	A By-law to provide that Section 50 of the Planning Act, R.S.O. 1990, does not apply to Part of Lots 49 and 50 and Part of Block B, Registered Plan 617 shown as Parts 1 -4 on 20R-21128.	
	(Recommendation No. PPT-2018-0063, Report No. PLS-2018-0056)	
7.	By-law No. 2018-0044	406
	A By-law to permit an exception to Interim Control By-law 2017-0070 for the property with the municipal address of 9 Bennett Place, Glen Williams.	
	(Recommendation No. PPT-2018-0060, Report No. PLS-2018-0049)	
8.	By-law No. 2018-0045	407
	A by-law to remove the Holding (H) Provision from Zoning By-law 2010-0050, as amended by By-law 2017-0045, for the lands described as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton.	
	(Refer to Item No. 3 of this agenda, Report No. PLS-2018-0062)	

409 9. By-law No. 2018-0046 A by-law to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 00-138, for the lands described as Part Lot 15, Concession 5 TNS, Parts 2, 3, 4, 5 & 7, Town of Halton Hills, Regional Municipality of Halton 7856 Fifth Line South. (Refer to Item No. 3 of this agenda, Report No. PLS-2018-0064) 411 10. By-law No. 2018-0047 A By-law to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 00-138, for lands described as Part Lot 15, Concession 6 Trafalgar Town of Halton Hills, Regional Municipality of Halton 40 Westbridge Drive (Esquesing). (Refer to Item No. 3 of this agenda, Report No. PLS-2018-0058) 413 11. By-law No. 2018-0048 A By-law to adopt Amendment No. 32 to the Official Plan of the Town of Halton Hills – Vision Georgetown Secondary Plan. (Refer to Item No. 3 of this agenda, Report No. PLS-2018-0037) 472 12. By-law No. 2018-0049 A By-law adopt the proceedings of the Council Meeting held on the 9th day of July, 2018 and to authorize its execution.

20. ADJOURNMENT



MINUTES

COUNCIL MEETING

Monday June 11, 2018

The Town of Halton Hills Council met this 11th day of June, 2018, in the Council Chambers, Halton Hills Town Hall, commencing at 3:00 p.m., with Mayor R. Bonnette in the Chair, and continued in Council Chambers at 6:05 p.m.

MEMBERS PRESENT Mayor R. Bonnette, Councillors C. Somerville, J. Fogal,

M. Albano, B. Lewis, T. Brown, M. Johnson, D. Kentner,

B. Inglis, A. Lawlor, J. Hurst

STAFF PRESENT

A.B. Marshall, CAO,

C. Mills, Commissioner of Transportation & Public Works, (Open Session)

J. Linhardt, Commissioner of Planning & Sustainability,

W. Harris, Commissioner of Recreation & Parks,

J. deHooge, Commissioner & Chief Fire Services,

G. Cannon, Chief Librarian, W. O'Donnell, Manager of Finance,

V. Petryniak, Deputy Clerk, R. Brown, Deputy Clerk

STAFF PRESENT

A.B. Marshall, CAO,

(Closed Session) C. Mills, Commissioner of Transportation & Public Works,

J. Linhardt, Commissioner of Planning & Sustainability.

W. Harris, Commissioner of Recreation & Parks, J. deHooge, Commissioner & Chief Fire Services,

G. Cannon, Chief Librarian, W. O'Donnell, Manager of Finance,

J. Markowiak, Manager of Development Review, A. Fuller,

Manager of Corporate Communications, R. Cockfield, Manager Strategic Planning and Continuous Improvement, O. Donato, Municipal Law Enforcement Officer, S. Silver, Senior Advisor, Strategic Planning and Continuous Improvement, V. Petryniak,

Deputy Clerk,

1. **OPENING OF THE COUNCIL MEETING**

Mayor R. Bonnette called the meeting to order at 3:00 p.m. in the Council Chambers.

^{*} Denotes Change From Council Agenda

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

Resolution No. 2018-0094

Moved by: Councillor D. Kentner Seconded by: Councillor M. Albano

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

a. Art Skidmore, President and CEO

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)

b. REPORT NO. ADMIN-2018-0019

OFFICE OF THE CAO REPORT NO. ADMIN-2018-0019 dated May 31, 2018 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and subject to client/solicitor privilege.

c. Verbal Update by A.B. Marshall, CAO

Confidential Verbal Update regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (Development Matter)

d. Verbal Update by A.B. Marshall, CAO

Confidential Verbal Update regarding personal matters about an identifiable individual, including municipal or local board employees. (Staffing Matter)

CARRIED

Council convened into Closed Session at 3:02 p.m.

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 5:32 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2018-0095

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

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

CARRIED

Council reconvened in Open Session at 6:05 p.m.

5. NATIONAL ANTHEM

6. ANNOUNCEMENTS

Mayor R. Bonnette announced the Town of Halton Hills is pleased to celebrate the contribution of our volunteers by hosting a community wide recognition event every 4 years. This year's event is scheduled for Tuesday June 12 from 6-8 p.m. at the Gellert Community Centre. All community groups and their volunteers will be thanked for their special role they play each day through volunteering in our community.

7. EMERGENCY BUSINESS MATTERS

NIL

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

The Mayor called upon Members of Council to declare any pecuniary interest they might have on the agenda this date.

8.1 Councillor J. Hurst

Councillor J. Hurst declared a pecuniary interest with respect to the Acton BIA as described in Report No. ADMIN-2015-0020 (Item 11.c.2) as he is a property owner in the BIA area. He did not partake in any discussion or voting on the matter.

8.2 Councillor M. Albano

Councillor M. Albano declared a conflict of interest with respect to Item 6 in the Minutes of the Town Sustainability Implementation Committee meeting held on May 10, 2018 (Item 14.d) as he is on the board for the Acton Community Garden. He did not partake in discussion or voting on the matter.

9. COUNCIL DELEGATIONS/PRESENTATIONS

A. Art Skidmore, President and CEO of Halton Hills Hydro Inc.

Art Skidmore, President and CEO of Halton Hills Hydro Inc. gave a presentation to Council regarding Halton Hills Community Energy Corporation Update.

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

Resolution No. 2018-0096

Moved by: Councillor M. Johnson Seconded by: Councillor M. Albano

THAT the following minutes are hereby approved:

- a. Minutes of the Council Meeting held on May 7, 2018.
- b. Public Meeting Minutes (2018-0003) dated May 7, 2018.
- c. Public Meeting Minutes (2018-0004) dated May 7, 2018.
- d. Minutes of the Special Council Meeting held on May 29, 2018.
- e. Confidential Minutes of the Special Council Meeting held on May 29, 2018.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2018-0097

Moved by: Councillor D. Kentner Seconded by: Councillor T. Brown

THAT Council do now convene into General Committee.

Councillor C. Somerville assumed the role of Presiding Officer.

CARRIED

11.A Public Meetings / Hearings

NIL

11.B Delegations/Presentations regarding items in General Committee

1. Lorelei Jones of Macauley Shiomi Howson

Lorelei Jones of Macauley Shiomi Howson gave a presentation to Council regarding Premier Gateway Phase 1B (Refer to Item 11.c.4 of this agenda)

2. <u>Tim Rosenberger of WSP Consulting Canada</u>

Tim Rosenberger of WSP Consulting Canada gave a presentation to Committee regarding Transit Service Strategy (Refer to Item 11.c.6 of this agenda)

3. <u>Doug Penrice, Resident of Halton Hills</u>

Doug Penrice, Resident of Halton Hills gave a presentation to Council regarding Halton Hills Premier Gateway Secondary Plan 1B. He asked for consideration of outdoor storage in the area which could provide economic development opportunities for the community.

11.C Municipal Officers Reports to be Considered by General Committee

CORPORATE SERVICES REPORT NO. CORPSERV-2018-0019
 dated May 9, 2018 regarding 2017 Financial Statements, Financial
 Information Return and Audit findings Report.

Recommendation No. GC-2018-0039

THAT Report no. CORPSERV-2018-0019 dated May 9, 2018 regarding 2017 Financial Statements, Financial Information Return and Audit findings Report be received;

AND FURTHER THAT the 2017 audited draft Financial Statements and Financial Information Return be approved as presented;

AND FURTHER THAT the Audit Findings Report provided by KPMG be received for information.

CARRIED

2. OFFICE OF THE CAO REPORT NO. ADMIN-2018-0020 dated June 6, 2018, regarding a new Board of Management for the Action Business Improvement Area

Recommendation No. GC-2018-0040

THAT Report No. ADMIN-2018-0020, dated June 6, 2018, regarding a new Board of Management for the Action Business Improvement Area, be approved;

AND FURTHER THAT Council pass a By-law to appoint the members of the Acton Business Improvement Area Board of Management, as listed in Appendix 1 and confidential Appendix 2 to this report (ADMIN-2018-0020);

AND FURTHER THAT Council direct Town staff to identify two additional persons to fill the existing vacancies on the Acton Business Improvement Area Board of Management, as permitted by the Municipal Act, and authorize Town staff to appoint the same, and authorize the Mayor and Town Clerk to amend the By-law as appropriate.

CARRIED

3. PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0042 dated May 23, 2018, with respect to the Recommendation Report for an "Application for Removal of Holding (H4) Provision, File No. D14ZBA18.003H – Normandy Development Inc., for the lands legally known as Plan 383, Lots 2, 3 and Part Lot 1, Town of Halton Hills, Regional Municipality of Halton, municipally known as 120 Guelph Street (Georgetown)"

Recommendation No. GC-2018-0041

THAT Report No. PLS-2018-0042, dated May 23, 2018, with respect to the Recommendation Report for an "Application for Removal of Holding (H4) Provision, File No. D14ZBA18.003H – Normandy Development Inc., for the lands legally known as Plan 383, Lots 2, 3 and Part Lot 1, Town of Halton Hills, Regional Municipality of Halton, municipally known as 120 Guelph Street (Georgetown)", be received;

AND FURTHER THAT the request to remove the Holding (H4) Provision from Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands described as Plan 383, Lots 2, 3 and Part Lot 1, Town of Halton Hills (Georgetown), Regional Municipality of Halton, be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H4) Provision, as shown in SCHEDULE 3 – PROPOSED HOLDING REMOVAL ZONING BY-LAW, of this report.

4. PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0052 dated June 1, 2018, regarding the final recommended official plan amendments pertaining to the Premier Gateway Phase 1B Employment Area.

Recommendation No. GC-2018-0042

THAT Report No. PLS-2018-0052, dated June 1, 2018, regarding the final recommended official plan amendments pertaining to the Premier Gateway Phase 1B Employment Area, be received;

AND FURTHER THAT Council endorse the Premier Gateway Phase 1B Scoped Subwatershed Study, in Final Draft form, prepared by Wood PLC, dated June 2018 (provided under separate cover), as the basis for the environmental, natural heritage system and storm water management policies, amongst other matters, of the Secondary Plans (Official Plan Amendment Nos. 31A and 31B);

AND FURTHER THAT Council receive for information, in support of Official Plan Amendment Nos. 30, 31A and 31B to the Town of Halton Hills Official Plan, the complete set of background studies, all of which are in Final Draft form, listed in Schedule 1 to this report, and provided under separate cover;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment Nos. 30, 31A and 31B, dated June 2018 (attached as Schedules 4, 5 and 6 to this report), be adopted as non-exempt local Official Plan Amendments:

AND FURTHER THAT Town of Halton Hills Official Plan Amendment Nos. 30, 31A and 31B be submitted to the Region of Halton for approval;

AND FURTHER THAT Town staff monitor the approval process for Official Plan Amendment Nos. 30, 31A and 31B, and in the event that the Region of Halton post-circulation letter proposes modifications to the Amendments, prepare a report to Council with recommendations concerning any proposed modifications;

AND FURTHER THAT a copy of Report PLS-2018-0052 be sent to the Region of Halton, and the Ministry of Municipal Affairs and Housing.

5. TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2018-0017 dated May 8, 2018, regarding the Award for RFP-047-18 for the Mill Street Corridor Precinct Neighbourhood Study.

Recommendation No. GC-2018-0043

THAT Report No. TPW-2018-0017, dated May 8, 2018, regarding the Award for RFP-047-18 for the Mill Street Corridor Precinct Neighbourhood Study, be received;

AND FURTHER THAT Council approves the Mill Street Corridor Precinct Neighbourhood Study contract award to the Markham Office of Associated Engineering (Ont.) Ltd., 500 - 9888 Jasper Avenue, Edmonton AB, T5J 5C6 in the amount of \$110,681.20 plus HST:

AND FURTHER THAT the Manager of Purchasing be authorized to issue a purchase order to Associated Engineering (Ont.) Ltd., 500 - 9888 Jasper Avenue, Edmonton AB, T5J 5C6, in the amount of \$110,681.20, plus HST for the Mill Street Corridor Precinct Study;

AND FURTHER THAT the Recommendations in Report No. P&I-2017-0036 as approved by Council is revised to authorize staff to return \$25,000 of the Town's portion of the original 2017 capital budget to the capital replacement reserve once funding has been received from the Region.

CARRIED

6. TRANSPORATION AND PUBLIC WORKS REPORT NO. TPW-2018-0018 dated May 28, 2018, regarding the Transit Service Strategy and Direction Report.

Recommendation No. GC-2018-0044

THAT Report No. TPW-2018-0018, dated May 28, 2018, regarding the Transit Service Strategy and Direction Report, be received;

AND FURTHER THAT Council endorse the three proposed transit alternative scenarios to conduct further analysis on ridership demand, phasing, and financial impact;

AND FURTHER THAT staff report back to Council on the analysis and preferred recommendations for the Transit Service Strategy in 2019.

7. TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2018-0022 dated May 24, 2018, regarding the Ministry of the Environment and Climate Change (MOECC) Proposed Excess Soil Management Regulatory Proposal.

Recommendation No. GC-2018-0045

THAT Report No. TPW-2018-0022, dated May 24, 2018, regarding the Ministry of the Environment and Climate Change (MOECC) Proposed Excess Soil Management Regulatory Proposal, be received;

AND FURTHER THAT staff be authorized to provide comments on the Proposed Excess Soil Management Regulatory Proposal posted on the Environmental Registry of Ontario (ERO);

AND FURTHER THAT staff reports back to Council after the Proposed Excess Soil Management Regulatory Proposal is finalized.

CARRIED

d. Adjourn back into Council

THAT General Committee do now reconvene into Council.

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2018-0098

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

THAT the recommendations regarding the Reports & Memorandums from the Monday, June 11, 2018 General Committee Meeting are hereby adopted:

GC-2018-0039, GC-2018-0040, GC-2018-0041 GC-2018-0042, GC-2018-0043, GC-2018-0044 GC-2018-0045

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

Resolution No. 2018-0099

Moved by: Councillor D. Kentner Seconded by: Councillor B. Inglis

THAT the following items are hereby approved:

- A. Report of the Community and Corporate Affairs Committee Meeting held on May 28, 2018.
- B. Report of the Planning, Public Works and Transportation Committee Meeting held on May 29, 2018.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2018-0100

Moved by: Councillor T. Brown Seconded by: Councillor J. Fogal

THAT the following minutes are hereby received for information:

- Minutes of the Halton Hills Public Library Board meeting held April 11, 2018.
- b. Minutes of the Committee of Adjustment meeting held on April 12, 2018.
- c. Minutes of the Heritage Halton Hills Committee meeting held April 18, 2018.
- d. Minutes of the Sustainability Implementation Committee meeting held on May 10, 2018.
- e. Minutes of the Heritage Halton Hills Committee meeting dated May 16, 2018.
- f. Confidential Minutes of the Heritage Halton Hills Committee meeting held on April 18, 2018.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

a. Motion to Support the Townsend Smith Foundation in building a North Halton Hospice.

Resolution No. 2018-0101

Moved by: Mayor R. Bonnette Seconded by: Councillor T. Brown

WHEREAS the Townsend Smith Foundation has been working for the past 7 years to both raise awareness and funds towards the building of

North Halton's first 10 bed residential hospice which will provide palliative and end of life care to individuals and their families:

AND WHEREAS the Townsend Smith Foundation wishes to establish collaborative and supportive relationships with the Town's of Milton and Halton Hills, the Region of Halton and with local academic and training partners, specifically Wilfrid Laurier University and Conestoga College;

AND WHEREAS the Town of Halton Hills supports the efforts of the Townsend Smith Foundation to establish a residential hospice in North Halton.

THEREFORE BE IT RESOLVED THAT Council for the Town of Halton Hills endorses the request for support of the Townsend Smith Foundation to begin discussions with the Town of Milton and Wilfrid Laurier University and Conestoga College to assess the possibility of locating North Halton's first residential hospice in the Milton Education Village.

b. Motion to Support the Edmonton Declaration – Change for Climate

Resolution No. 2018-0102

Moved by: Councillor C. Somerville Seconded by: Councillor J. Fogal

WHEREAS the Edmonton Declaration was first presented in March in Edmonton, Canada and was further developed throughout the year, bringing together policymakers, scientists, businesses and city networks to create a critical new dialogue between these vital groups of climate change stakeholders;

AND WHEREAS the Edmonton Declaration calls upon the scientific, technology and innovation community to work collaboratively with cities/towns and local organizations that help cities/towns meet ambitious climate targets, in line with the goals of the Paris agreement;

AND WHEREAS significant declarations and agreements are in place today, involving cities/towns from around the world, and led by organizations working together in solidarity at both the global and local levels to support cities/towns making important strides to reduce GHG emissions and adapt to climate change through use and application of improved long-term planning and management systems, clean energy systems and more efficient and resilient urban form, transportation and buildings;

AND WHEREAS the Town of Halton Hills supports reducing GHG emissions and climate change adaptation and calling upon the scientific, technology and innovation community to work collaboratively with cities/towns and local organizations to achieve these goals.

THERFORE BE IT RESOLVED the Town of Halton Hills supports The Change For Climate – Edmonton Declaration, and:

COMMIT TO AND CALL UPON all national, state/provincial and local governments to;

- formally recognize the immediate and urgent need for action that will limit global warming to 1.5°C;
- to establish, implement and maintain GHG inventories, targets, action plans and reporting mechanisms consistent with the Paris Agreement and commitments made through Global Covenant of Mayors for Climate & Energy and provide that data to the global community;
- to coordinate and integrate their efforts in developing and achieving increasingly ambitious Nationally Determined Contributions committed to under the Paris Agreement through co-developing tools, resources and governance structures in support of local governments;
- to establish formal, science-based policy and decision-making processes within their organizations;
- to establish formal, rigorous processes to understand and minimize the greenhouse gas emissions caused by the consumption of goods, services and products within their boundaries and along the full supply chain:
- to undertake climate risk and vulnerability assessments to guide their planning and investment decisions, increase climate resilience and minimize the exposure of people and assets to the impacts of climate change; and
- call upon the scientific and academic community assembled at the CitiesIPCC Cities and Climate Change Science Conference to work collaboratively with cities/towns and local organizations to assess knowledge gaps pertinent to cities/towns and climate change (including those identified in this declaration), improve current knowledge and data gaps, and make available better analysis of local climate data in order to deliver solutions impacting climate change policies and decisions, particularly within city/town boundaries.

AND FURTHER THAT this motion be circulated to the MP's in Halton, the Minister of Climate Change, FCM, Edmonton, MPP of Wellington-Halton Hills, Halton Region, City of Burlington, Town of Milton and Town of Oakville.

C. Motion regarding Free and Fair Trade

Resolution No. 2018-0103

Moved by: Mayor R. Bonnette

Seconded by: Councillor C. Somerville

WHEREAS, since 2009, Council for the Town of Halton Hills have been leaders in taking opposition to Buy American Policies and other punitive trade legislation;

AND WHEREAS, the Buy American Policies have had negative impacts on local Canadian industries and Municipalities:

AND WHEREAS, their impacts have negatively affected Canadian Municipalities and their economies and families;

AND WHEREAS, NAFTA governs nearly every aspect of Canada and the U.S. economic relationship and even minor changes to the established trade relationship could have far-reaching consequences for communities on both sides of the border;

AND WHEREAS, recent trade disputes with the U.S. on softwood lumber and potential tariffs on other commodities has caused business uncertainty and impacted local economies;

AND WHEREAS, Canada's economic future and the continued well-being of communities and their local economies depend on free and fair trading relationships based in current and future international agreements;

AND WHEREAS, the recent imposition by the United States government of tariffs on steel and aluminum imports from Canada, purportedly based on national security grounds, are an affront to the decades-long alliance between Canada and the United States;

AND WHEREAS, given the actions of the United States government, it is imperative that Municipalities and individual Canadian businesses and citizens, as consumers of goods and services, take proactive action to support and protect Canadian interests.

THEREFORE BE IT RESOLVED, that the Town of Halton Hills supports the recent resolution passed by FCM to continue to work with the federal government to support the interests of municipalities across Canada affected by trade disputes and during ongoing trade agreement negotiations;

AND FURTHER THAT the Council for the Town of Halton Hills continues to support free and fair trade and vehemently opposes restrictive trade practices;

AND FURTHER THAT the Town of Halton Hills stands with those Municipalities, Employers, Families who may be impacted by the latest tariffs imposed by the Trump Administration;

AND FURTHER THAT that the Town of Halton Hills encourage residents and businesses with the Town to become knowledgeable about the origin of the products and services that they purchase, consider avoiding the purchase of U.S. products where substitutes are reasonably available and communicating with U.S. businesses and individuals of Canadian concern about the decisions of the United States Government;

AND FURTHER THAT this resolution be forwarded to the Prime Minister, Minister of Trade, Minister Freeland, Mayor Iveson (Edmonton) Chair of the Big City Mayors, Halton MP's, MPP's, Premier, Premier elect, Halton MPP elects, Canadian Chamber of Commerce, Halton Hills Chamber of Commerce, Canadian Manufacturers & Exporters, Federal Opposition Leaders, Mayors of Windsor, Hamilton, Halton Region, Burlington, Milton, Oakville, FCM and AMO.

RECORDED VOTE:

In Favour: Mayor Bonnette, Councillors, Lawlor, Fogal, Hurst, Inglis,

Johnson, Kentner, Lewis, Somerville, Brown, Albano

Opposed: Nil

CARRIED

16. ADVANCE NOTICE OF MOTION

- 16.1 Motion to support Bill 16, Respecting Municipal Authority Over Landfilling Sites Act. (Councillor B. Lewis)(Motion to be brought forward July 9, 2018)
- 16.2 Motion to support Two-Way All-Day Go rail service from Toronto to Waterloo Region. (Councillor C. Somerville) (Motion to be brought forward July 9, 2018)

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2018-0104

Moved by: Councillor B. Inglis

Seconded by: Councillor D. Kentner

THAT the General Information Package dated June 11, 2018 be received.

18. MOTION TO APPROVE CLOSED SESSION ITEMS

The following items pertain to Item #2 of these minutes.

2A

Confidential update by Art Skidmore, President and CEO of Halton Hills Hydro Inc. 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)

Resolution No. 2018-0105

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

THAT the Confidential update by Art Skidmore, President and CEO of Halton Hills Hydro Inc. 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

2B

OFFICE OF THE CAO REPORT NO. ADMIN-2018-0019 dated May 31, 2018 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose

Resolution No. 2018-0106

Moved by: Councillor D. Kentner Seconded by: Councillor M. Johnson

THAT REPORT NO. ADMIN-2018-0019 dated May 31, 2018 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose be received;

AND FURTHER THAT staff carry out any Council direction related to this matter.

2C

<u>Confidential Verbal Update by A.B. Marshall, CAO</u> regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that subject to solicitor-client privilege, including communications necessary for that purpose (Development Matter).

Resolution No. 2018-0107

Moved by: Councillor J. Fogal

Seconded by: Councillor D. Kentner

THAT the Confidential Verbal Update by A.B. Marshall, CAO regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that subject to solicitor-client privilege, including communications necessary for that purpose (Development Matter) be received.

CARRIED

2D

<u>Confidential Verbal Update by A.B. Marshall, CAO</u> regarding personal matters about an identifiable individual, including municipal or local board employees (Staffing Matter)

Resolution No. 2018-0108

Moved by: Councillor M. Johnson Seconded by: Councillor T. Brown

THAT the Confidential Verbal Update by A.B. Marshall, CAO regarding personal matters about an identifiable individual, including municipal or local board employees (Staffing Matter) be received;

AND FURTHER THAT staff carry out any Council direction related to this matter.

CARRIED

19. CONSIDERATION OF BYLAWS

Resolution No. 2018-0109

Moved by: Councillor A. Lawlor Seconded by: Councillor B. Lewis

THAT the following Bills are hereby passed by Council;

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

2018-0025 A By-law to remove the Holding (H) Provision from Zoning By-law 2010-0050, as amended, for the lands described as Plan 383, Lots

	2, 3 and Part Lot 1, 120 Guelph Street, Town of Halton Hills, Regional Municipality of Halton.
2018-0026	A By-law to authorize the Mayor and Clerk to execute a Property Purchase Agreement with Acton East Housing Corporation.
2018-0027	A by-law to amend By-law No. bl-CL-2017-0074 being the 2018 Rates and Service Charges.
2018-0028	A By-law to regulate the construction, installation, widening or altering of driveways and curb cuts located on Town-owned road allowances or other property under the jurisdiction of the Town.
2018-0029	A by-law to dedicate Reserve Block 26, Plan 20M-1029, as part of the Public Highway System.
2018-0030	A by-law to authorize the Mayor and Clerk to execute an Encroachment Agreement with the owner of 24 John Street (at Victoria Street), Georgetown.
2018-0031	A by-law to authorize the entering into of an Agreement with The Association of Municipalities of Ontario regarding Ontario's Main Street Revitalization Initiative Revenues.
2018-0032	A by-law to appoint members to the Board of Management for the Acton Central Business Improvement Area.
2018-0033	A by-law to extend the period of time during which Interim Control By-law 2017-0070 will be in effect for an additional six months to May 27, 2019.
2018-0034	A by-law to adopt Amendment No. 31A to the Official Plan of the Town of Halton Hills – Premier Gateway Employment Area Phase 1B Lot 1 Secondary Plan.
2018-0035	A by-law to adopt Amendment No. 31A to the Official Plan of the Town of Halton Hills – Premier Gateway Employment Area Phase 1B Lot 1 Secondary Plan.
2018-0036	A by-law to adopt Amendment No. 31B to the Official Plan of the Town of Halton Hills – Premier Gateway Employment Area Phase 1B Lot 2 Secondary Plan.
2018-0037	A by-law to adopt the proceedings of the Council Meeting held on the 11th day of June, 2018 and to authorize its execution.

20. ADJOURNMENT

Resolution No. 2018-0110

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

THAT this Council meeting do now adjourn at 8:47 P.M.

CARRIED
Rick Bonnette, MAYOR
Suzanne Jones CLERK



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Catherine McLeod, Cultural Development Coordinator

DATE: June 22, 2018

REPORT NO.: ADMIN-2018-0014

RE: Halton Hills Cultural Roundtable 2017 Year End Report and 2018

Workplan

RECOMMENDATION:

THAT report No. ADMIN-2018-0014, dated June 22, 2018, regarding the Halton Hills Cultural Roundtable (HHCR) 2017 Year End Report and 2018 Annual Workplan be received;

AND FURTHER THAT Council endorse the 2017 Year End Report and the 2018 Annual Workplan, as submitted by the HHCR;

AND FURTHER THAT Town staff continue to collaborate with the HHCR in the implementation of the 2018 Annual Workplan and report back to the Community and Corporate Affairs Committee on its delivery and impact, including the review of the existing MOU between the Town and the HHCR, and confirmation of roles and responsibilities.

BACKGROUND:

The Halton Hills Cultural Roundtable ("HHCR") is celebrating its 10th anniversary this year. The Roundtable (originally the "Advocacy Committee for an Arts, Culture and Heritage Action Plan"), was initially supported and developed through two grants from the Ontario Trillium Foundation for a period of two and half years from 2008 to mid-2011. The Roundtable incorporated as a provincial not-for-profit in 2011.

As part of the Town's 2011 Operating Budget, Council approved an annual allocation of \$40,000 related to a service contract with the HHCR to provide cultural services on behalf of the Town. This MOU was approved via Report No. R-2011-0023, dated April 20, 2011, and was in effect until 2015. A second MOU, with minimal updates to the previous version, was approved via Report No. CSS-2015-0013 dated November 18, 2015. The latter MOU covers the period between January 1st 2016 and December 31st, 2019 for \$40,000/year, plus an economic adjustment approved by Council starting in 2017.

Over the past 6.5 years the Roundtable has been the Town's main partner in developing and implementing the Cultural Master Plan and has actively represented cultural interests on numerous committees and as part of various initiatives.

The Town's Cultural Services division was formed in 2015 and was initially delivered through partial time allocations from staff in several departments until 2017 when a part-time cultural resource was put in place. As part of an organizational refinement in mid-2017, a new Cultural Services section was established within the CAO's Office – the "Economic Development, Innovation and Culture" division. As part of the 2018 Budget submission, Council approved the transition of the part-time contract Cultural Development Coordinator to a full-time permanent position. In doing so, the Town assumed an active role in the development and delivery of cultural services. The efforts of the HHCR and its volunteers were a major driving factor behind the Town putting in place a dedicated cultural services resource.

COMMENTS:

The purpose of this report is to update Council on the key accomplishments achieved by the HHCR in 2017 and to obtain endorsement for the HHCR's Annual workplan for the remainder of 2018.

Typically, the Year End Report and the Annual Workplan would be submitted in February. This year, the submission deadline was pushed back due to ongoing discussions between the Town and the HHCR related to updated roles and responsibilities, priority alignment, and the need to ensure effective implementation of the existing MOU while avoiding duplication of effort.

1. 2017 Achievements

The 2017 Year End Report (attached under separate cover as Appendix 1) summarizes the Roundtable's activities and key successes for the previous year. Notable highlights include:

- Planning and hosting a successful Canada 150 edition of the annual Cultural Symposium including recognizing 13 individuals, events and organizations with Arts Alive Awards (presented once every 3 years).
- Co-leading the second year of the Student Events Team with the Chamber of Commerce through which 26 local events were supported.
- Participation on and input to various Town committees, including Canada 150, Destination Downtown, Vision Georgetown, Culture Days, and the Sustainability Implementation Committee.

 Regular meetings with the Economic Development, Innovation and Culture division to align priorities, coordinate actions, and ensure the continued elevation of cultural initiatives and their connection to economic development.

2. 2018 Workplan

Per the MOU, the HHCR prepared an annual plan in coordination with Town staff. Attached under separate cover as Appendix 2, this workplan was developed to ensure alignment with Council's Strategic Plan and applicable business plan priorities, maximize cultural benefits, ensure effective MOU implementation, avoid duplication of services and achieve measurable impacts.

Main areas of focus for the remainder of 2018 include:

- Communication of professional development, networking and funding opportunities to the cultural community, and of arts and cultural opportunities/events to residents and visitors.
- Review of the existing MOU between the Town and the HHCR, and a discussion and confirmation of roles and responsibilities.

The development of the Cultural Services section at the Town, and the Town's direct involvement and leadership in cultural initiatives, has contributed to significantly elevating culture and its relationship with economic development. Because of this shift, there is a need to review the existing MOU.

- Participation in the review and planning of direct organizational support roles and services being undertaken by the Town's Community Development staff.
- Identification of funding opportunities for cultural programs and serving as the community-based grant applicant for Town-based cultural program initiatives.
- Enhanced support to the Culture Days initiative, including raising the event's profile through existing networks and helping to engage new cultural individuals, businesses and groups to participate.
- Participation in local planning exercises and committees to bring a communitybased arts and cultural perspective.
- Organization of the 2018 and 2019 annual Cultural Symposiums (the 2018 Symposium has already been completed).

- Support of summer events from a community development and tourism perspective.
- HHCR organizational development with the goal of developing a forward-looking vision/mission, goals and operating structure for the work of the HHCR.

The 2017 Year End report and 2018 Workplan were approved by the HHCR Board at its June 21, 2018 meeting.

RELATIONSHIP TO STRATEGIC PLAN:

The HHCR's work supports implementation of the Strategic Plan's top eight priorities, including those related to:

- Continuing to implement the Community Sustainability Strategy, in particular as it relates to the Cultural Vibrancy pillar.
- Working with community partners, including the HHCR, to promote sports, heritage, countryside, agricultural and eco-tourism.
- Effective, efficient and economical delivery of the Town's existing services.

FINANCIAL IMPACT:

This report has no direct financial impact.

CONSULTATION:

A number of meetings were held between the Town and the HHCR. This included the HHCR's Executive; Economic Development, Innovation and Culture staff; as well as Recreation and Parks (Community Development) staff.

PUBLIC ENGAGEMENT:

This report has no direct public engagement impact.

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 advance the Strategy's implementation.

This report supports the Cultural Vibrancy and Social Well-being pillars of Sustainability, and in summary the alignment of this report with the Community Sustainability Strategy is **Good**.

COMMUNICATIONS:

The HHCR will be notified of Council's disposition of this report. Town staff will continue to work with the HHCR to implement the 2018 Workplan.

CONCLUSION:

This report presented a summary of the HHCR's 2017 accomplishments and a 2018 Workplan. Town staff will continue to collaborate with the HHCR as the Roundtable implements the 2018 Workplan in support of Halton Hills' cultural sector and its vibrancy.

Reviewed and Approved by,

Drent Warshall

Brent Marshall, CAO

Damian Szybalski, Manager Economic Development, Innovation & Culture

Page 31 of 472

GOALS DETAILS RESULTS

Deliverable 1. Cultural Sector Development Support – Provision of development supports to new and continuing organizations, businesses and individuals.

Goal 1.1: Increase local Community Event Leadership Skills including decisionmaking, event viability and sustainability. For the second year, HHCR designed and implemented, in collaboration with Halton Hills Chamber of Commerce and Town staff, a multi-faceted approach to community event support. This priority is based on needs identified from the November LEAD Community Event Leader session and 2016 Summer Event Team program outcomes. The multi-member summer student team provided:

- 1) Event day volunteer support
- 2) Resources on planning green events
- 3) How-to meet the new Accessibility for Ontarians with Disabilities Act (AODA) event requirements
- 4) Event audience survey design, data collection and analysis
- 5) Canada 150 plan implementation
- 6) Recommendations for streamlining logistics
- 7) Individual event-specific supports (e.g. event brochure redesign suggestions)
- 8) A summary report of cross-event strengths and needs to guide future activities and resource decisions

New in 2017, eight questions regarding demographic data were asked consistently across all events including home postal code, age, group size and gender. This data is useful to individual events and also provides a baseline useful in developing cultural tourism plans.

Results include:

- 26 events attended including enhanced supports for the Georgetown Fall Fair and Glen Williams Canada Day events
- 2100 visitor, volunteer and vendor surveys conducted
- 18 Event Evaluation Reports developed and shared
- 8 areas of demographic data collected
- 6 students hired @210 hours each

Community Event leaders have better data to direct their decision-making and therefore are more confident leaders. The individual Event Evaluation Reports and debrief meetings have impacted planning and practices for 2018. Improvements include event efficiency and effectiveness as well as optimal use of financial and volunteer resources.

The Summary Report developed for the Community Events staff will assist them to work with their clients in 2018. The event visitor data will be compiled and provided to the Town's Economic Development and Tourism Coordinator.

GOALS	DETAILS	RESULTS
Goal 1.2: Increase the impact and future sustainability of the Red Door Gallery.	 Assistance with drafting and submitting the Ontario Trillium Foundation(OTF) SEED Grant report including statistics, evaluation and lessons learned Assistance with board requirements such as meeting management and background research Analysis of new location options due to the McGibbon project Preliminary search for optional location spaces to transfer the Youth/Community activities to Strong links forged with local artists not connected to Credit Valley Artisans or Williams Mill Visual Arts Centre, the downtown Georgetown business community, the 20-something youth performers, and a variety of interested investors and art enthusiasts, providing a great base from which to build in the future. 	The final OTF assessment showed great return on investment beyond the targets on the SEED grant's expenditure, which sets a strong base for future planning and investment. A combined visual and performing arts model was tested, and lessons learned including options for moving forward. The users and leaders of the U Room showed a high level of interest in a continuing low-cost and youth friendly recording and performance space. The choice of how to move forward was impacted by both the McGibbon and Williams Mill Visual Arts Centre plans. A study is needed to determine next steps.
Goal 1.3: Connect with and assess the needs and opportunities of emerging sub-sectors.	 Identification and connection with local culture sector businesses including those that are newly formed and/or run by youth for the purpose of broadening HHCR's reach and identifying up and coming leaders and needs in new sub-sectors Assessment of existing connections and available resources for newcomers to our community to better understand newcomer issues and needs as they relate to culture. 	Increased connections to newcomers and new knowledge of their cultural and volunteer interests. Preliminary data on youth-driven arts activities beyond those based in schools. New connections made between community leaders and emerging youth-based arts. HHCR sees early signs of the need for an arts-based incubator/hub.

GOALS	DETAILS	RESULTS		
	Deliverable 2. Culture Master Plan Activities - Provision of volunteer and staff support to projects relating to the implementation of the Cultural Master Plan/Action Plan (CMP/CMPAP).			
Goal 2.1: Lead/co- lead/contribute to the planning and successful implementation of local priorities.	HHCR worked in conjunction with the Cultural Development Coordinator to support the implementation of the Cultural Services Section business plan and workplan, including:: 1) Providing assistance to Culture Days including links to local contacts and volunteers. 2) Designated a representative to the Public Art Advisory Board (formed in January 2018) 3) Contributed to the planning and celebration of the Halton Hills Wenjiang Festival by participating in the community Task Group and providing volunteers for Festival activities	Assisted, as required, by collaborating with the Town's Cultural Development Coordinator.		
Goal 2.2: Engage with and develop new/young Culture Sector leaders	An OTF GROW-level grant application was developed and submitted in summer 2017 including developing a preliminary project plan, required resources, anticipated partners and potential outcomes.	This grant was not received. Since the development of local cultural sector emerging leaders has been identified as an ongoing priority, this initiative will be revisited in 2018.		
Goal 2.3: Work related to the Cultural Assets Tour Project	An OTF SEED-level grant application was developed and submitted in winter 2017 including developing a preliminary project plan, required resources, anticipated partners and potential outcomes.	This grant was not received. The development of a local, online, self-guided cultural tour has been identified as an ongoing priority and is included in the Town's Cultural Services business plan and workplan.		

GOALS	DETAILS	RESULTS
Goal 2.4: Assist the Williams Mill Visual Arts Centre board plan for a purchase and transition of the property if a viable option for transfer is found.	HHCR provided a wide range of assistance to the Williams Mill Visual Arts Centre Board's process in planning for and negotiating a 2018 move-to-purchase. This support included: 1) Attending Board, needs assessment, and planning meetings as an ex-officio member 2) Recruitment of three high-level community board members with law, development and marketing experience 3) Drafting of a Charitable Organization application 4) Developing a project plan for the potential transition including legal, fundraising, capital and required staffing/volunteer capacities	While the purchase of the Mill did not proceed, HHCR's work and contributions to the 2017 Board work meant that: - A strong Board was formed that was able to work their way through the complexities of the situation - Mill staff and artists were actively supported during this experience
Deliverable 3. Communition initiatives.	ty-Wide Grant Writing - Provide grant writing services for key	arts, culture and heritage community-wide
Goal 3.1: Access grant and/or other funding to support local initiatives	HHCR drafted and submitted the following grant applications: 1) Federal Student Summer Jobs Program O Williams Mill Marketing and Events (2) O HHCR/Chamber Summer Events Team (6) O Chamber Marketing (1) O Chamber/Tourism Committee (1-Most Patriotic Project) 2) Red Door Gallery SEED Report 3) Cultural Assets Tour – OTF SEED Grant 4) OTF GROW Grant for Cultural Sector Emerging Leadership Development	Ten summer student grants received, and significant programs implemented successfully (Summer Events Team, Most Patriotic Town) as a result of this labour being available. Cultural Assets Tour and Emerging Sector Leadership programs were further scoped through grant application development although funding was not received.

GOALS	DETAILS	RESULTS	
	HHCR also led the following grant-related activities: 5) Visual Artist grant writing seminar March 29 th 6) Lucy Maud Montgomery (LMM) grant opportunity search 7) Other grant searches via our <i>GrantsConnect</i> online search app as well as community grant draft review as required and if capacity was available	Twenty-six local visual artists had increased readiness to write Ontario Arts Council and other grants due to attendance at grant writing workshop. Significant local projects, including LMM, had information relating to grant access and assistance with application refinement.	
	alton Hills Project Initiatives - Be an active contributor to Tow oment of the arts, culture and heritage sectors.	n projects, committees and/or issue resolution	
Goal 4.1: Contribute to the success of local planning exercises	 Implementation of Canada 150 plans, including participation on the Most Patriotic Town project Participation on Town Committees including Sustainability, Tourism, Destination Downtown, and Vision Georgetown Contributed to planning for the next phase of the Halton Hills' Community Brand in conjunction with the Chamber and the Town 	Contributed to planning and implementation of successful Most Patriotic Town project (team membership, logistics and staffing booths). Newcomers Package and Block Party Kit developed through the Cultural Pillar of the Town's Sustainability Implementation Committee (TISC). Able to bring broad community perspective to numerous local planning exercises.	
Deliverable 5. Increasing Sector Information and Profile - Ensure, through internal and external community partnerships, that there is a 2-way flow of information relating to arts, culture and heritage to community residents, tourists and others.			
Goal 5.1: Increase the promotion of and access to local culture sector information.	HHCR staff and volunteers worked actively with the Tourism Committee and Chamber staff during 2017 to attract culture sector partners to and community use of the VisitHaltonHills.ca website.	VisitHaltonHills.ca had a marked increase in use and visitors over the previous year: 17, 504 sessions (85% increase) 13,914 Users (89% increase) 55,585 Pageviews (58% increase) 1,801 events posted (22% increase)	

HALTON HILLS CULTURAL ROUNDTABLE 2017 ANNUAL REPORT

GOALS	DETAILS	RESULTS
		The site is mainly used by 'new visitors' which account for 88% of traffic to the site.
	HHCR staff and volunteers provided monthly information to cultural sector members regarding grant opportunities, new policy/program initiatives, and local/non-local opportunities.	Newsletter/communique produced 15 times in 2017.
	HHCR did not refine and augment its Communications Plan in 2017. This work has begun in 2018.	Communications Plan review and implementation began in February 2018.
	HHCR attended Farmers Markets, and the At Home in Halton Hills event to promote the cultural sector locally and beyond.	Increased access to varying audiences via community outreach.
	arning and Networking - Facilitate/lead networking opportundentify needs, set strategic priorities, provide timely learning works	
Goal 6.1: Plan and host a well-attended Annual Symposium event.	The 2017 Cultural Symposium was held on January 27 th and included networking, a First Nations presentation and the Arts Alive Awards. 120 people attended the event. New networks were formed because of the event's structure and networking activities.	First Nations speaker provided kickstart to Canada 150 year and HHPL Indigenous events schedule. Canada 150 Arts Alive Awards celebrated local excellence in cultural programs, businesses and volunteerism. Award medallions were designed and funded by the Town.

HALTON HILLS CULTURAL ROUNDTABLE 2017 ANNUAL REPORT

GOALS	DETAILS	RESULTS
Goal 6.2: Getting to know sub-sectors and their needs	Through our participation on the Town's Sustainability Implementation Committee (TSIC), HHCR Board Members led the development of both the Block Party kit and the Newcomers toolkit. We also began connecting with young adult and newcomer services in relation to culture sector opportunities.	The impacts of these tools are still to be determined.
	olunteer Management/ Administration (- Manage internal gro	· · · · · · · · · · · · · · · · · · ·
Goal 7.1: Ensure organizational effectiveness and efficiency.	 Held regular Board and Executive meetings ten times. Planned and hosted an Annual General Meeting in February 2017 and presented financial statements there. Elected a new Board and Executive at March meeting. Established a common Dropbox for Board and task team use. Had two additional members join mid-year. Oriented all members including those who were new on the organization's annual goals, and their own roles and responsibilities. Maintained annual Directors Liability insurance. Designated key roles for Board members. Designated back-up support during planned staff 	Clear roles within Board during transition year. New and younger Board members recruited and maintained resulting in new capacity and network links. Two new members on the Executive Committee. In 2018, the organization will move to a consent agenda model to increase meeting efficiency. The gradual move to more online application use continues.

HALTON HILLS CULTURAL ROUNDTABLE 2017 ANNUAL REPORT

GOALS	DETAILS	RESULTS
Goal 8.1: Ensure continued collaboration and close partnership between the Roundtable and the Town.	 The Town's Cultural Development Coordinator is a member of the HHCR Board. Shared project and meeting materials with Town staff. Began meeting monthly with Town staff in August to discuss: (i) project priorities and coordination (ii) updated roles and responsibilities; (iii) MOU-based reporting requirements; and to (iv) ensure the continued elevation of cultural initiatives and their connection to economic development opportunities. 	Clarification of roles and relationship with Town still ongoing as of year end.

Halton Hills Cultural Roundtable (HHCR)

2018 Workplan

Our Vision: A vibrant, collaborative and sustainable cultural community in Halton Hills

that enriches people's lives.

Our Mission: We build capacity within and champion the cultural community,

in partnership with the Town of Halton Hills.

Executive Summary

The 2018 Workplan for the Halton Hills Cultural Roundtable (HHCR) represents an evolution in the planning and reporting of its activities and contributions to the arts, culture and heritage sector in Halton Hills. Since its inception, the HHCR has championed growing our local cultural sector through the efforts of a volunteer-led board of representatives from across the sector, working in partnership with the Town of Halton Hills. Through the collaborative efforts of the HHCR and Town of Halton Hills, the Cultural Master Plan was developed to focus the efforts of all stakeholders in the arts and culture sector, in enhancing the vibrant nature of the community and strengthening the already diverse talents and offerings of the sector in Halton Hills.

The ongoing partnership between the Town and the HHCR has seen the introduction of a new Town division which has made arts and culture a significant focus of its efforts. This 2018 Workplan reflects the evolving collaboration and working relationship between the HHCR and the new Economic Development, Innovation and Culture Division, and a desire to align efforts toward common goals. As part of the 2018 Workplan the HHCR will identify new performance metrics which will provide valuable insights into the work conducted by the HHCR and its volunteer membership and measure the impact and the reach of the HHCR with the arts, culture and heritage sector in Halton Hills. Our core work, as active drivers and supporters of cultural activities that bring individual well-being and economic benefits to Halton Hills, will continue.



Objective A: Support local culture sector planning and service delivery

Goal A1: Support the implementation of the Town of Halton Hill's culture-related Business Plan objectives

The Halton Hills Cultural Roundtable has a long history of partnership with the Town of Halton Hills, in fostering a vibrant and active arts and culture sector within the community. We continue to partner with the Economic Development, Innovation and Culture Division and the Community Development Branch at the Town. To continue to advance this partnership, the HHCR will work to align our goals with the objectives of Town's Strategic Plan and applicable business plans to coordinate efforts and ensure the efficient and effective support for the cultural community in Halton Hills.

ACTIVITIES	BUI	DGET	
A1.1 Communicate professional development, networking and funding opportunities to the cultural	\$10	0,000	
community on a monthly basis.	START DATE	END DATE	
A1.2 Communicate arts and cultural opportunities to residents and visitors through the HHCR's	Q1 2018	Q4 2018 (continues 2019)	
communication channels.	RESOURCE R	EQUIREMENTS	
A1.3 In coordination with the Town, participate in the review of the existing MOU between the Town and the HHCR, and discuss and confirm roles and responsibilities.	# Volunteer H	lours	
	# Staff Work	Hours	
A1.4 Participate in the Community Development Branch's review and planning regarding direct organizational support roles and services including ensuring the alignment of HHCR's culture sector		Grants Connect	
services.	Constant Cor	ntact	
A1.5 Identify funding opportunities for cultural programs and be the community-based grant applicant for Town-based cultural program initiatives if needed. (Note: Grants to be written by Town staff in consultation with HHCR).			
A1.6 Provide enhanced support to the Culture Days initiative, including raising the event's profile through existing networks and helping to engage new cultural individuals, businesses and groups to participate.			
PARTNERS	1		

Community Development Supervisor and Staff

Economic Development, Innovation and Culture division (EDIC)

Manager & Staff

INDICATORS OF SUCCESS

- # of communications sent to the cultural community and # of opens
- Number of subscribers to the HHCR newsletter
- Number of likes/followers on the HHCR social media channels
- Number of posts promoting arts and cultural opportunities on social media feeds

EXPECTED IMPACTS

- Increased efficiency in delivering the Culture Service's section workplan and implementing the Cultural Master Plan
- Increased organizational capacity and professional development in the arts and culture sector
- Increased public profile for arts and culture in Halton Hills

Goal A2: Actively participate in key local planning exercises and community projects

The Halton Hills Cultural Roundtable is a trusted partner and is well positioned to represent broad community-level perspectives, knowledge and networks in local planning exercises and community projects. The HHCR is leveraging this unique positioning, through participation in local community committees and project teams, to represent the views and needs of the arts and culture sector in Halton Hills.

ACTIVITIES		BUI	DGET
A2.1 Vision Georgetown		\$80	00.00
A2.2 Destination Downtown		START DATE	END DATE
A2.3 Halton Hills Public Art Master Plan		Q1 2018	Q4 2018 (continues 2019)
A2.4 Lucy Maud Montgomery		RESOURCE R	REQUIREMENTS
A2.5 Cultural Assets Tour		# Volunteer H	lours
A2.6 Culture Days (see also A1.6)		# Staff Work	
A2.7 Halton Hills Festival 2019		# Stall Work	riours
A2.8 Norval Steering Committee			
A2.9 Town Sustainability Advisory Committee			
A2.10 Acton Downtown Strategic Plan Implementation			
A2.11 Williams Mill Visual Arts Centre			
A2.12 Halton Hills Eco-Films Festival			
PAF	RTNERS		
Committee leaders and representatives			
INDICATOR	S OF SUCCESS		
# of HHCR members participating on planning committees and project teams	# of meetings attended by HHC# of volunteer hours dedicated		mmunity projects
EXPECT	ED IMPACTS		
 Cultural Vibrancy Pillar of the Integrated Community Sustainability Strategy is strengthened 	Cultural Master Plan objectives	are advanced	

Objective B: Maintain existing and build new relationships and capacity for culture sector individuals, organizations and businesses

Goal B1: Organize and conduct an annual Cultural Symposium

It is important for the arts and culture sector to have opportunities to network, celebrate successes, learn new skills and share best practices. The Halton Hills Cultural Roundtable has organized an annual Cultural Symposium which meets these important objectives, in partnership with the Town of Halton Hills for the past ten years. Innovation was the theme and focus for our 2018 and is also intended to be the theme for the 2019 annual Cultural Symposium.

ACTIVITIES		BUI	DGET
B1.1 Organize, conduct and provide follow-up to the 2018 Cultura	Il Symposium	\$60	00.00
		START DATE	END DATE
B1.2 Organize the 2019 Cultural Symposium		Q1 2018	Q4 2018
		DESCUESE	(continues 2019)
		RESOURCE R	REQUIREMENTS
		# Volunteer H	lours
		# Staff Work I	Hours
		Cultural Cent	re facility space
		and staff	
PA	ARTNERS		
Economic Development, Innovation and Culture Division	Halton Hills Cultural Centre		
Local and non-local guest speakers	 Local arts and culture organization 	ations and business	es
INDICATO	RS OF SUCCESS		
80+ symposium attendees	40+ unique organizations and	businesses represe	ented by attendees

20+ new attendees

 80%+ satisfaction amongst symposium attendees as per event evaluation survey results

EXPECTED IMPACTS

New skills, relationships and insights for the participants results in stronger, more connected cultural sector in Halton Hills

Objective C: Lead and/or partner on the delivery of culture sector projects

Goal C1: In coordination and partnership with the Town, support summer events to maximize their tourism, and economic and community development benefits.

Community events are a large part of Halton Hills' cultural tourism offerings. In coordination with the Town, the Halton Hills Cultural Roundtable will support community events to maximize their tourism, and economic and community development benefits.

ACTIVITIES			BU	DGET
HHCR will, in conjunction with Town staff:			\$	3,500
C1.1 Assist with the implementation of an updated event tourism and e measure the economic and community benefits of events.	conom	nic development survey to	START DATE	END DATE Q3 2018
C1.2 Assist with the recruitment of volunteers and, in partnership with t coordination of event-specific volunteer tasks. C1.3 Promote events thr		_	Q1 2018	(potentially continues in new role 2019)
communication channels			RESOURCE F	REQUIREMENTS
C1.3 Promote events through the Roundtable's communication channel C1.4 Assist with the design of implementation sustainable model for 20			# Volunteer I# Staff WorkTeam work sTablets and s	Hours pace software
				for t-shirt, salary ent requirements
PA	RTNE	RS		
EDIC, Community Development, HHPL (potential)	•	Community event leaders and	organizations	
INDICATOR	RS OF	SUCCESS		
# of summer events supported	•	# of tourism surveys collected		
EXPECT	ΓED IN	IPACTS		
Availability of local tourism data to support program delivery and community groups.	>	Stronger community events w economic benefit	ith greater cultural t	ourism draw and

Objective D: Advancing the effective operation of the Halton Hills Cultural Roundtable

Goal D1: Establish forward-looking vision/mission, goals and operating structure for the work of the Halton Hills Cultural Roundtable

The Halton Hills Cultural Roundtable is an important advocate for the arts, culture and heritage community in Halton Hills. As an organization, our mandate is to operate as an effective and efficient not-for-profit with exemplary business practices, able to effectively support the needs of the cultural sector in coordination and close partnership with the Town of Halton Hills.

A CTIVITIES

ACTIVITIES	BU	JDGET
D1.1 Develop a Strategic Plan which aligns with the Town's Strategic Plan, Cultural Master Plan, the EDIC	\$	13,912
business plan, and emerging community needs. In the process, include input from key stakeholders	START DATE	END DATE
including the Town. D1.2 Review and update HHCR's governance model to align with the new Strategic Plan and results of the	Q1 2018	Q4 2018 (continues 2019)
MOU review, as well as updated roles and responsibilities between the Town and the HHCR, including:	RESOURCE	REQUIREMENTS
developing new vision and mission statements, crafting new By-Laws and constructing a new task group structure.	# Volunteer	Hours
D1.3 Develop and implement a new external Communications Plan which includes:	# Staff Work	Hours
 timelines, practices, tools and optimal content geared to the cultural sector With Town staff, assess and identify optimal communication strategies for Halton Hills' culture sector's promotion to the general public 		
D1.4 Review administrative practices and tools to optimize effectiveness based on Strategic Plan goals (into 2019)		
D1.5 Assess the potential for securing additional core funding and examine ways to diversify the organization's funding streams.		
D1.6 Identify alternate project funding options in conjunction with each new initiative going forward, where applicable.		
D1.7 In conjunction with EDIC, identify crucial data collection points and corresponding efficient methods for implementation in 2019		
D1.8 Secure organizational tools i.e., Constant Contact, Quicktap, Grants Connect, insurance, supplies.		

DUDGET

PARTNERS

EDIC, Community Development	Community stakeholder inputs
Innovation experts	 Strategic planning, MOU and annual planning experts
IND	ICATORS OF SUCCESS
Updated core HHCR documents and processes	 # of communication tools in use by HHCR and benchmarking of activity through 2019
E	EXPECTED IMPACTS
 Cultural sector in Halton Hills is strengthened 	Strategic Plan is endorsed by key stakeholders
> Updated practices (into 2019)	Strong alignment between the Roundtable's workplan and deliverables and the Town's Strategic Plan and applicable business plans, as related to the MOU responsibilities



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Catherine McLeod, Cultural Development Coordinator

DATE: June 22, 2018

REPORT NO.: ADMIN-2018-0021

RE: Recommended Public Art Master Plan

RECOMMENDATION:

THAT Report No. ADMIN-2018-0021, dated June 22, 2018, regarding the recommended Public Art Master Plan be received;

AND FURTHER THAT, subject to Council's review and any additional feedback, and minor refinements that may be necessary without causing material changes, the recommended Public Art Master Plan, dated June 8, 2018 and appended to this report under separate cover, be approved.

BACKGROUND:

One of the objectives of the Town's Cultural Master Plan is to "Complete and implement a Management of Art in Public Places Policy". To Achieve this objective, Council approved the Public Art Policy in August 2016 via report COMMSERV-2016-0002. The Public Art Policy guides the development and implementation of the Town's Public Art Program. It provides a process through which the Town will assess and acquire public art for **municipally-owned public spaces and facilities**, whether through purchase, commission or donation. The overarching goal of the Public Art Policy is to position Halton Hills as a vibrant and engaging place of creativity that utilizes the talents of local artists, honours the unique attributes of the community, beautifies the landscape, raises quality of life and builds the creative economy. To support public art, the Town established a Public Art Reserve in the amount of \$100,000, requiring a minimum balance of \$100,000 year-on-year.

The first \$50,000 contribution to the Public Art Reserve was completed in 2017. This initial amount was used to complete the Public Art Master Plan. A second contribution was made as part of the 2018 Budget. If the next contribution is approved as part of the 2019 Budget, the Reserve will have the minimum required balance of \$100,000 in place to begin public art installation(s).

Via report COMMSERV-2017-0007, dated March 22, 2017, The Planning Partnership was approved as the consultant to develop the Public Art Master Plan.

The Public Art Master Plan process included a fulsome community consultation strategy which took place between June 2017 and March 2018 and the results were presented in the "What We Heard" report. The latter was presented to the Community and Corporate Affairs Committee on April 30, 2018 via report ADMIN-2018-0015.

The Public Art Master Plan was developed by The Planning Partnership in close coordination and consultation with the Town's Public Art Advisory Board. The latter was formed following approval of report ADMIN-2018-0003.

COMMENTS:

The recommended Public Art Plan is a tool to strategically plan for and maximize the potential for public art by establishing a process for the Town to acquire, manage and maintain public art. For the purpose of the Public Art Master Plan, "public art" is defined as an original work by an artist (s), or involving an artist that is located in an accessible "public space" owned by the Town. It can be permanent or temporary, stand-alone or integrated into public infrastructure. Currently there are 6 pieces of public art in the Town of Halton Hills public art collection, supplemented by 9 pieces of art that may be in publically accessible, but do not meet the definition of "public art" as per the Town's Public Art Master Plan.

This is the first Public Art Master Plan for the Town of Halton Hills. It demonstrates the Town's commitment to being a leader in delivering cultural services, as well as the direct connection between cultural services, public art, tourism and economic development. Public art can contribute to a healthy, vibrant and connected community and can also build the local economy by attracting a creative workforce and bringing in additional tourism revenue. It is worth noting that:

- Almost \$4 billion in GDP is generated by Cultural Tourism in Ontario (Ontario Ministry of Tourism, Culture and Sport).
- Arts and culture tourists outspend typical overnight tourists in Ontario by a rate of 2:1 (Ontario Arts Council).
- Four times as many tourists come to Toronto for culture than for sports (Toronto Art Facts).
- "Cows on Parade" (a temporary art installation in Chicago), brought an additional 2 million visitors to the city over three months (Project for Public Places).
- About 1 million people visited Cincinnati for the "Cincinnati Pig Gig", resulting in spending of almost \$60 million.
- Toronto's Nuit Blanche (a 1 night temporary public art event) attracted more than 1 million people in 2013 and had an economic impact of \$39.5 million (Toronto Art Facts).

ArtPrize, an annual 19-day international art competition in Grand Rapids
Michigan (population just under 200,000), attracts 26,000 visitors a day and was
the most attended public art event in the world in 2014 and 2015 (ArtPrize).

The Master Plan is not prescriptive, but rather sets out processes and procedures to guide the Town in implementing its Public Art Policy, and starting to build and manage its public art collection. The main components of the Public Art Master Plan include:

- Background provides an overview of Public Art, including definitions, roles and impact data; a summary of the consultation process and results reported in the "What We Heard" report; a review of relevant Town policy and planning documents; and an inventory of existing public art in Halton Hills.
- **Vision and Guiding Principles** to guide the Town's public art program and ensure its success.
- Potential Site Locations including criteria for location and site selection as well
 as mapping of five types of locations to consider: (i) Public and Cultural Facilities;
 (ii) Parks and Open Spaces; (iii) Trails, Gateways and Corridors; and (iv) Capital
 Projects and Studies. These five site typologies are then consolidated on maps
 of five priority settlement areas: Acton, Georgetown, Glen Williams, Limehouse
 and Norval. Additional locations will be considered once the five priority areas are
 addressed.
- Art Acquisition, Commissioning and Selection which covers considerations
 for prioritizing sites for new commissions and donations; art acquisition and
 commissioning methods for Town-initiated projects, private developer
 commissions, community-based initiatives and donations; art selection criteria;
 guidelines for forming art selection panels; and an overview of the continuing role
 of the Public Art Advisory Board.
- Collections Management comprising of a maintenance and conservation strategy; components for a public art inventory; funding for the public art program as well as public art projects; ongoing considerations for the implementation and management of the Public Art Policy; and a process chart for the overall procedure for a public art installation from site selection to maintenance. As part of the review process, Council will be asked to approve site opportunities, budget allocation, and competition method and art selection panel members. The latter are recommended to select the public art project and complete the technical review.
- Appendix of public art case studies and a review of lessons learned from public art programs from across North America.

Pending Council's approval of the recommended Public Art Master Plan, the next steps in the Public Art program would include the development of additional policies (e.g. donations policy, de-accessioning policy, collections management policy), refinement of the list of proposed sites, and identification of the location for the first public art project which is tentatively scheduled for 2019.

It is worth highlighting that, while the Town has been developing the Public Art Master Plan, progress has already been made in terms of adding visual interest to infrastructure projects. This is demonstrated by the new light standards that have recently been installed in the Town Hall parking lot as a result of the Town's sister-city partnership with Wenjiang (China). The light posts include a creative green leaf design element that points the way towards more creative and interesting public spaces. Pending Council's approval of the Public Art Master Plan, additional feasible opportunities for the integration of public art in municipal infrastructure projects will be pursued.

RELATIONSHIP TO STRATEGIC PLAN:

The development and implementation of Public Art Master Plan supports implementation of the Strategic Plan's top eight priorities, including those related to:

- Continuing to implement the Community Sustainability Strategy, in particular as it relates to the Cultural Vibrancy, Social Wellbeing and Economic Prosperity pillars.
- Working with community partners, to promote sports, heritage, countryside, agricultural and eco-tourism.
- Effective, efficient and economical delivery of the Town's existing services.

FINANCIAL IMPACT:

This report has no direct financial impact.

CONSULTATION:

The recommended Public Art Master Plan was developed in consultation with the Public Art Advisory Committee which includes representation from Town Staff, community members and the Halton Hills Cultural Roundtable. The Mayor, Town Councillors and staff (including the CAO and SMT) were engaged during the consultation process. The draft report was also circulated for feedback to the Public Art Advisory Board, the cross-departmental Cultural Services Coordination Committee, the CAO and SMT.

PUBLIC ENGAGEMENT:

The Public Art Master Plan benefited from public engagement. The Master Plan process engaged the public through a community consultation strategy which included one-on-one interviews, a focus group with the Halton Hills Cultural Roundtable, a Community Consultation Meeting and online feedback via "Let's Talk Halton Hills". Additional public consultation will take place as part of the review or individual public art installations, as appropriate.

SUSTAINABILITY IMPLICATIONS:

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

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

This report supports the Cultural Vibrancy, Social Well-Being and Economic Prosperity pillars of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is **Excellent**.

COMMUNICATIONS:

The Public Art Advisory Board and Halton Hills Cultural Roundtable will be notified of Council's decision on this report. If approved, the Public Art Master Plan will be posted on the Public Art Master Plan page on "Let's Talk Halton Hills", the Cultural Services webpage, and be promoted widely through the Town's other communication channels.

CONCLUSION:

The recommended Public Art Master Plan is the result of consultation and collaboration with internal and external stakeholders. It is a major milestone and achievement in the Town's cultural efforts. The Public Art Master Plan outlines strategies and procedures for the implementation of the Public Art Policy and the development and management of the Town of Halton Hills' Public Art Collection. The development and implementation of a Public Art Program is a recommendation of the Cultural Master Plan and was identified as one of the objectives to be achieved as part of the "Cultural Master Plan Action Plan" (2015-2019).

Public Art is an important element in creative placemaking, supports the creative economy, contributes to economic development and is an important element of cultural tourism.

Reviewed and Approved by,

Damian Szybalski, Manager Economic Development, Innovation & Culture

Brent Marshall, CAO

Drent Warshall



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Susie Spry, Municipal Law Enforcement Officer

DATE: June 25, 2018

REPORT NO.: ADMIN-2018-0023

RE: Request from Erin Gray for a variance to the Fence By-Law 2002-

0060, as amended at 109 John Street, Town of Halton Hills

RECOMMENDATION:

THAT Report No. 2018-0023 regarding a request from Erin Gray for a variance to the Fence By-Law 2002-0060 as amended, at 109 John Street, Town of Halton Hills be received;

AND FURTHER TO THAT the fence variance in Report No. 2018-0023

a) be granted to Erin Gray, 109 John Street, as requested;

OR

b) be granted to Erin Gray, 109 John Street, with conditions as set out in the decision of Council;

OR

c) not be granted to Erin Gray, 109 John Street

BACKGROUND:

The municipality has enacted legislation that controls the height of fences within the municipality, under the authority of the Municipal Act, 2001. Erin Gray, property owner of 109 John Street, is seeking relief from the by-law which restricts the height of a fence in the front yard to not exceed 0.9 metres (3 feet) in height. The owner proposes a 2.13 metres (7 foot) solid wood privacy fence.

COMMENTS:

The variance is described in the following table:

By-law Requirement	Variance Requested	Reason for Variance
The maximum height of a fence in the front yard is 0.9 metres (3 feet) in height.	To permit a 2.13 metres (7 foot) fence that extends into the front yard from the exterior side yard.	Construction will begin in late 2018/2019 to erect a Seniors residence behind the applicant's property and the fence is necessary to provide privacy and noise reduction from the underground parking to be built directly beside the property.

The subject property is zoned MDR1. It is a single family dwelling townhouse located on the north side of John Street. The properties adjoining this property to the west are also single family dwelling townhouses. The adjacent property to the east is a multi-residential high rise with six (6) floors.

Attached for Council's information, are copies of:

- GIS Map indicating subject property (Appendix A)
- The completed Variance Application (Appendix B)

RELATIONSHIP TO STRATEGIC PLAN:

The report is operational in nature and has no direct link to the Strategic Plan.

FINANCIAL IMPACT:

There is no financial impact associated to this report.

CONSULTATION:

Town of Halton Hills Engineering staff was consulted regarding safety concerns and sight line obstructions. No traffic or safety concerns were found.

PUBLIC ENGAGEMENT:

This is a by-law matter where no public engagement is required.

SUSTAINABILITY IMPLICATIONS:

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

The recommendation outlined in this report (advances, does not advance, is not applicable to) the Strategy's implementation.

This report supports the (choose one or more) pillar(s) of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is (Good, Excellent). *If paragraph 2 is not applicable then remove this paragraph.*

COMMUNICATIONS:

The applicant has been informed of the Council meeting date, time and location and will be notified of Council's decision.

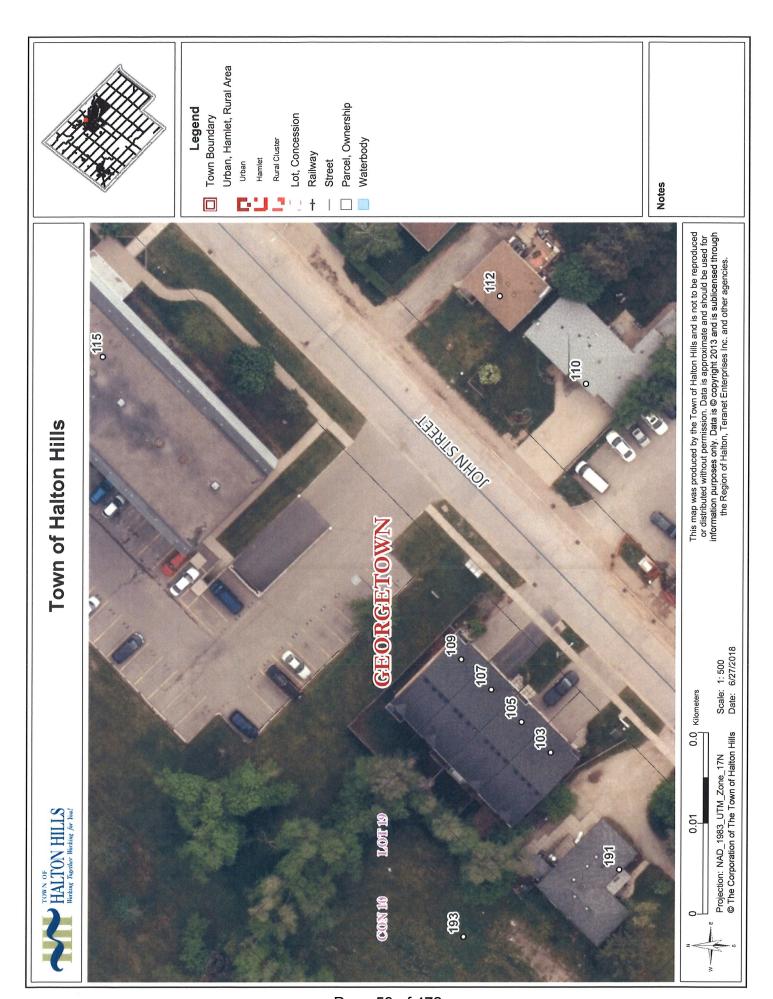
CONCLUSION:

The Town of Halton Hills By-Law 2002-0060 regulates fences. A fence with a maximum allowable height of 0.9 metres in the front yard is permitted on this property. The applicant is requesting to build a 2.13 metres (7 foot) fence in a portion of the front yard.

Reviewed and Approved by,

Suzanne Jones, Clerk & Director of Legislative Services

Brent Marshall, CAO



Page 59 of 472



APPLICATION FOR VARIANCE TO THE TOWN'S FENCE BY-LAW

Name (s) of Owner (s) Erin Amanda Gray
Telephone/Fax Nos.
Mailing Address 109 John Street, Georgetown, ON L7G 5A2
Municipal Street Address 109 John Street, Georgetown, ON L7G 5A2
Name of Agent (if applicable)
Telephone/Fax Nos.
Mailing Address
Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number):
Municipal Street Address 109 John Street, Georgetown ON L7G5A2
LOT (s) 19 CONCESSION 10 (Ptlt10, Pl182,Pts6&7)
ASSESSMENT ROLL#_24 15 010 002 02908 0000
Indicate what section(s) of the by-law which you are seeking relief from:
By-Law 2002-0060 - Section 4.(3)
Unless otherwise requested, all communications will be sent to the agent, if any.
Nature and extent of relief applied for:
Extend current wooden fence higher to match fence line at side of property to
reduce noise and increase privacy of my property.
reduce hoise and increase privacy or my property.
Why is it not possible to comply with the provisions of the by-law?
Current fence is not tall enough to provide privacy and reduce noise from future
traffic once building behind is built.

Frontage	
Depth	
Area	
Street Wid	lth
Location o	of all buildings and structures on the subject land; specify distances from side, rear, front scaled drawing/survey, as per Town requirements, to form part of complete application.
Existing:	House: 1.64M Side, 7.63M Rear, 6.17M Front
Ü	
D	d (if applicable): ————————————————————————————————————
Propose	d (if applicable):
	, , , ,
Has the ow	
	vner previously applied for a variance to the Town's fence by-law:
Ye	vner previously applied for a variance to the Town's fence by-law: NoX
Ye	vner previously applied for a variance to the Town's fence by-law: Seribe briefly (including File#anddate):
Ye	vner previously applied for a variance to the Town's fence by-law: NoX
Ye	vner previously applied for a variance to the Town's fence by-law: Seribe briefly (including File#anddate):
Ye	vner previously applied for a variance to the Town's fence by-law: s NoX scribe briefly (including File#anddate):
Ye	vner previously applied for a variance to the Town's fence by-law: Secribe briefly (including File#anddate):



OWNER'S AUTHORIZATION

(REQUIRED ONLY IF PARTY OTHER THAN OWNER IS MAKING THIS APPLICATION)

	File No.:			
//VE				
the Owner (s) of the lan	nd being subject of this Fence Variance Application hereby authorize and appoint:			
behalf respecting same				
);			
SIGNATURE (S):				
	Print Name (including * Company affiliation, if applicable)			
	(Print Name (including *Company affiliation, if applicable)			
	DATE:			



PERMISSION TO ENTER

To:

File No.:
he Corporation of the Town of Halton Hills
hereby authorize the members of the Halton Hills Community Affairs committee, and members of staff to enter upon the subject lands and premises or the limited purpose of evaluating the merits of this application.
his is their authority for doing so.
OCATIONOF LAND: 109 John Street, Georgetown ON L7G5A2
GIGNATURE(S)Owner or authorized/agent
PRINT NAME: Erin Amanda Gray
DATE: June 19, 2018

The Town of Halton Hills - Fence By-Law
1 Halton Hills Drive
Halton Hills Ontario L7G 5G2

RE: FENCE VARIANCE, 109 JOHN STREET GEORGETOWN ONTARIO L7G 5A2

To whom it may concern,

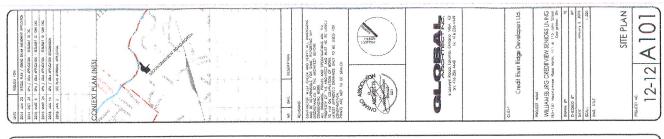
I am writing this letter to ask for a fence variance for my property. I am located at 109 John Street, Georgetown ON L7G 5A2. The fence that I am looking for a fence variance is the 1m high fence located on the East side of my property in the front yard.

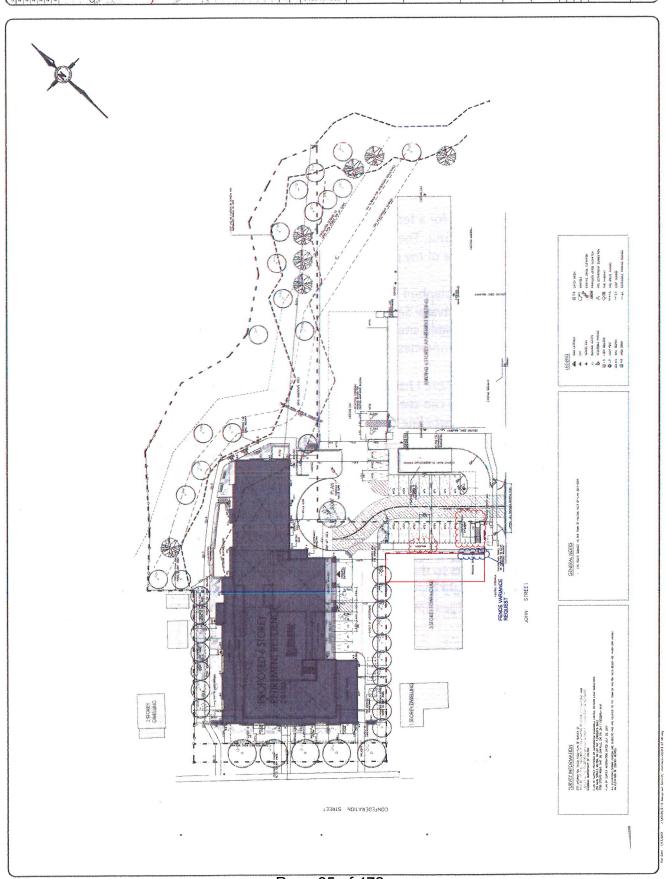
There is construction that is planned to start late summer 2018/early fall 2018. This will be to construct Williamsburg Creditview Seniors Living, a retirement home to the East and North of my property. As per the provided site plans from the town, I do not see a plan for a privacy fence around the adjacent properties as part of the new development.

I have attached a site plan where I have indicated the property lines by a red box in relation to the new construction. As you can see on the site plan, there is a walkway that is planned to be built directly beside my property line to the East. There is also an open exit stairway to the new underground parking directly beside my front yard. I am asking for a fence variance to raise the height of this fence to match the maximum height of the other surrounding fences of my property.

I am asking for a fence variance for this section of fence in my front yard for noise reduction and privacy reasons. A taller fence will help keep my front yard more private and reduce the noise from pedestrian traffic and the main entrance driveway that will now be closer to my property. Also with the stairs to the underground parking directly adjacent to my property, there will most likely be a light that will be lite up at all hours of the night. I would like a fence to block out this light so it does not shine directly into the front of my house.

Sincerely,			
Erin Gray			







REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tara Buonpensiero, MCIP, RPP, Senior Planner - Policy

DATE: June 22, 2018

REPORT NO.: PLS-2018-0037

RE: Final Recommendation Report for the Draft Vision Georgetown

Secondary Plan (Official Plan Amendment No. 32)

RECOMMENDATION:

THAT Report No. PLS-2018-0037, dated June 22, 2018, regarding the Final Recommendation Report for the Vision Georgetown Secondary Plan (Official Plan Amendment No. 32) be received;

AND FURTHER THAT Council receive for information, in support of Official Plan Amendment No. 32, the complete set of background studies, all of which are in Final Draft Form, listed in Schedule H to this report, and provided under separate cover:

AND FURTHER THAT Council adopt Town of Halton Hills Official Plan Amendment No. 32, dated June 2018 (attached as Schedule I to this report) as a non-exempt local Official Plan Amendment;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 32 be submitted to the Region of Halton for approval;

AND FURTHER THAT Town staff monitor the approval process for Official Plan Amendment No. 32, and in the event that the Region of Halton post-circulation letter proposes modifications to the Amendment, prepare a report to Council with recommendations concerning any proposed modifications;

AND FURTHER THAT a copy of Report PLS-2018-0037 be sent to the Region of Halton.

BACKGROUND:

The statutory public meeting for the Vision Georgetown Secondary Plan was held on May 7, 2018. At the Council meeting, Council adopted the recommendations of the Statutory Public Meeting Report (PLS-2018-0032) as follows:

THAT Report No. PLS-2018-0032, dated April 18, 2018, regarding a Statutory Public Meeting on the Draft Vision Georgetown Secondary Plan (April 2018), be received;

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

AND FURTHER THAT a copy of Report No. PLS-2018-0032 be forwarded to the Region of Halton.

The purpose of this report is to:

- Provide a brief overview of the policy framework implemented through the Official Plan Amendment No. 32 (OPA 32) Vision Georgetown Secondary Plan;
- Provide an overview of the final public open house held on April 17, 2018;
- Summarize the results of the statutory public meeting on the draft Vision Georgetown Secondary Plan;
- Provide responses to public and agency comments received on the draft Vision Georgetown Secondary Plan in an attached table;
- Highlight key issues arising from the public and agency comments received on the draft Secondary Plan;
- Provide an overview of the proposed policy and mapping changes to the Vision Georgetown Secondary Plan as compared to the Plan presented at the last open house and statutory public meeting;
- Present the final recommended OPA 32 for the consideration of Council; and,
- Outline the next steps following Council's adoption of the Vision Georgetown Secondary Plan.

COMMENTS:

1. Provincial Regional and Local Policy Framework

Provincial Policy

There are a number of policies included within the Provincial Policy Statement (2014) and Provincial Growth Plan (2017) that are to be implemented by Local Municipalities

through the preparation of Secondary Plans. Some of the applicable policy areas include:

- Planning greenfield areas as complete healthy communities;
- Protection of the natural heritage system;
- Provision of employment uses;
- Provision of public service facilities; and,
- Planning for all modes of transportation.

Schedule A attached to this report, provides a thorough assessment of the applicable provincial policies and outlines how OPA 32 is in conformance. Town staff and the project consultant are satisfied that OPA 32 is consistent with the Provincial Policy Statement (PPS) and conforms to the Provincial Growth Plan.

Region of Halton Official Plan

In December 2009, the Region of Halton completed a multi-phase comprehensive planning exercise known as Sustainable Halton, through the adoption of Regional Official Plan Amendment (ROPA) No. 38.

Related to the Vision Georgetown lands, the Regional Official Plan identifies the subject lands as Urban Area and Regional Natural Heritage System. The Regional Official Plan requires that Local Municipalities prepare Area-Specific Plans (ROP Section 77(5)) for new communities within the Urban Area. The Regional Official Plan also includes policies regarding implementation of the Regional Natural Heritage System by Local Municipalities (ROP Section 116.1) and outlines the requirements for refinements, additions, deletions or boundary adjustments when implementing Natural Heritage Systems in local plans (ROP Section 118(2)).

Town staff and the project consultant team are satisfied that requirements of the Regional Official Plan have been met. Further details are provided in Section 7 of this report. Schedule A attached to this report provides further details on the conformity of OPA 32 to the Regional Official Plan.

Town of Halton Hills Official Plan

Subsequently, to achieve conformity with the Growth Plan and ROPA 38, the Town of Halton Hills adopted Official Plan Amendment (OPA) No. 10 in June 2010 designating a Future Residential/Mixed Use Area adjacent to the Georgetown Urban Area which are the lands subject to OPA 32.

OPA No. 10 also specifies that prior to the approval of any development within this area a Secondary Plan must be prepared to the satisfaction of Council. The Official Plan also

outlines the studies required to be prepared to support preparation of the Secondary Plan. The Vision Georgetown Secondary Plan (OPA 32) and background studies meets these requirements.

2. Vision and Guiding Principles

The Vision and Guiding Principles were established early in the study process which demonstrates the desire by Council and the Community that the Vision Georgetown Community be developed in accordance with best practices and what is important to the Halton Hills community. The Vision and Guiding Principles have been attached to this report as Schedule B.

3. Overview of the April 17, 2018 Public Open House

The final public open house for the Vision Georgetown Study was held on April 17, 2018. There were approximately 65 members of the public in attendance at the meeting. The consultant team provided a presentation on the draft Secondary Plan and the draft Sustainable Design Guidelines. A number of display boards were set up, with project team members available at each board to answer questions. Before and after the presentation, attendees were encouraged to write their comments on the boards.

After the meeting, the display boards were posted on the project webpage and on Lets Talk Halton Hills, where people were encouraged to provide their comments up until May 18, 2018.

A summary of what we heard at the April 17, 2018 public open house and online submissions is provided as Schedule C.

4. Results of the Statutory Public Meeting

The statutory public meeting for the Vision Georgetown Secondary Plan was held on May 7, 2018. A formal presentation was given by Mr. Nick McDonald of Meridian Planning Consultants. Following the presentation, there were two oral submissions made as follows:

Mr. Robert Dragicevic, WND Associates Limited representing the Southwest Georgetown Landowners Group

Mr. Dragicevic began his presentation by advising that there are a number of principles in the Town's proposed Secondary Plan that the South West Georgetown (SWG) Landowners Group are generally in agreement with including the:

- collector road network comprised of a single north-south collector road from 10 Side Road to 15 Side Road and the three east-west collector roads from Trafalgar Road to Eighth Line;
- creation of school/park campuses;
- location of both the Major Commercial Area and the Local Commercial areas on Trafalgar Road and Eighth Line; and,
- components of the Community Core (residential, retail, institutional, etc.)

Mr. Dragicevic then outlined some of the more substantial modifications that the SWG Landowners Group would like the Town to consider in the revised Vision Georgetown Secondary Plan as follows:

- Relocate the Community Core onto Street B, and make Street B the Major Collector Road to provide a continuous connection into the existing neighbourhood east of Eighth Line;
- Reposition the combined elementary/secondary school campus to the west at the intersection of Street A and 10 Side Road to be in a more centralized location:
- Introduce policies in the Secondary Plan that provide for flexibility in the design, number and location of stormwater management facilities and corridors which will be confirmed through the future preparation of the required Environmental Implementation Report;
- Include policies in the Secondary Plan that provide sufficient flexibility for the delineation of the Natural Heritage System to reflect the results of a future Environmental Implementation Report; and,
- Make appropriate changes to the Land Use Plan to reflect the resolution of the issues related to Stormwater flows along the east side of Trafalgar Road.

Mr. Dragicevic advised that the SWG Landowners would provide formal written comments on the Draft Vision Georgetown Secondary Plan in advance of the May 18th commenting deadline. Responses to the comments above as well as the comments subsequently provided have been addressed in Section 6 of this report.

Mr. Gary Meltzer, 10512 Eighth Line

Mr. Meltzer is a property owner on Eighth Line and during his delegation he advised that he has been at most of the public sessions on Vision Georgetown. Mr. Meltzer is concerned because the majority of his property is proposed to be Natural Heritage System on the draft Land Use Plan and this will result in a dramatic negative financial impact to his family. He has previously provided a written submission to Town staff regarding the Natural Heritage System (addressed in Section 5 of this report), but wanted to raise a few additional issues as follows:

- That the volume of traffic caused by the new development will impact his property as there will be cars stopped at the intersection just south of his property (at Street C and Eighth Line) which will back up in front of his property; and,
- Generally that the Vision Georgetown study has not considered the impacts on the 20 or so small property owners within the study area.

Response

A transportation analysis has been prepared as part of the Vision Georgetown study which concluded that when accounting for planned widening of roads in the vicinity of Vision Georgetown and intersection improvements identified as part of the transportation analysis, that roads in the vicinity of the study area continue to operate at an acceptable level of service in accordance with industry standards.

An Environmental Assessment will be undertaken to support the widening of Eighth Line from two to four lanes. As part of the Environmental Assessment, implications on the properties with direct access onto Eighth Line will be considered and impacts will be mitigated to the greatest extent possible.

Regarding implications on small property owners in the study area, policies have been included in the Secondary Plan that address small land holdings and existing uses. These policies recognize existing uses in the study area, confirm that direct access to the arterial roads be maintained, and requires consideration of compatibility of existing uses to adjacent development. The Secondary Plan also provides an opportunity for future redevelopment of these properties.

Minutes of the statutory public meeting have been attached to this report as Schedule D.

5. Public Submissions

Five written submissions have been received from the public on the Draft Vision Georgetown Secondary Plan (OPA 32.) Two of the public comments indicated support for the Vision Georgetown Secondary Plan. Two public submissions are related to the recommendations in the Subwatershed Study with respect to the removal of a portion of the Block D woodland, primarily made up of black locust trees. The fifth public submission is related to the Natural Heritage System designation on the property at 10512 Eighth Line. Detailed responses to public comments are provided in the Response Matrix attached as Schedule E to this report.

Response

With respect to the black locust trees, the recommendations of the Subwatershed Study conclude that removal of a portion of Block D, (the portion primarily made up of black locust, which is an invasive species) and reforestation in targeted areas around Block D are more beneficial to the overall Block D woodland than maintaining the portion of the Block D woodland that is primarily made up of black locust trees. The targeted reforestation areas benefit habitat for forest interior bird species and create a Core Woodland through an ecological linkage between Block C and D woodlands which would otherwise not be achieved.

Regarding 10512 Eighth Line, staff and members of the consultant team have met with the property owner, Mr. Meltzer on a number of occasions. On a preliminary basis, there may be an opportunity to refine the alignment of the headwater drainage feature within this area which, if approved, would provide a basis for adjustments to the boundaries of the NHS. The project team also committed to having a further discussion with Conservation Halton and the Region of Halton regarding the classification of this feature and therefore the associated width of the corridor. A policy to this effect has been included in the Secondary Plan.

6. Submissions from Development Representatives

Two written submissions have been received from the development representatives on the Draft Vision Georgetown Secondary Plan (OPA 32.) A brief summary of comments from development representatives is provided below and outlined in detail in the Response Matrix attached as Schedule E to this report.

Southwest Georgetown (SWG) Landowners Group

In addition to the submission provided at the Statutory Public Meeting, two additional submissions were provided by Glenn Pitura, ARUTIP representing the SWG Landowners. The two subsequent submissions reiterate the comments provided as part of the landowners submission at the Statutory Public Meeting which are outlined in Section 4 of this report, and also provided a number of specific and detailed comments on the draft Secondary Plan policies. The more substantial modifications requested by the SWG Landowners Group are reiterated again as follows:

- Relocate the Community Core onto Street B, and make Street B the Major Collector Road to provide a continuous connection into the existing neighbourhood east of Eighth Line;
- Reposition the combined elementary/secondary school campus to the west to the intersection of Street A and 10 Side Road to be in a more centralized location;

- Introduce policies in the Secondary Plan that provide for flexibility in the design, number and location of stormwater management facilities and corridors which will be confirmed through the future preparation of the required Environmental Implementation Report;
- Provide policies in the Secondary Plan that provide sufficient flexibility to the delineation of the Natural Heritage System to reflect the results of a future Environmental Implementation Report; and,
- Make appropriate changes to Land Use Plan to reflect the resolution of the issues related to stormwater flows along the east side of Trafalgar Road.

A number of detailed comments were provided by the SWG Landowners Group. Schedule E attached to this report outlines and responds to a number of additional comments, and some of the more substantial comments are provided below which request that:

- The maximum height for high density development be increased from 6 to 12 storeys;
- The Core Commercial Area designation be removed from the land use plan and policies;
- Policies be included that encourage and support land efficiency wherever possible;
- Block Plans not be required as a subsequent step in the development of Vision Georgetown;
- Flexibility be added related to matters of design; and,
- Parkland dedication be determined in accordance with a Master Parks
 Agreement, rather than the provisions of the Planning Act and the policies in the
 Town's Official Plan.

Through the most recent submission provided by the Landowners Group, the comments state that, based on the previous correspondence provided by the Landowners Group to the Town on the Draft Secondary Plan, they do not believe that the Town's draft Secondary Plan is consistent with the Provincial Policy Statement (PPS) or in conformity with the Growth Plan or the Halton Region Official Plan.

Within the same submission, the Landowners state that it is their position that the privately initiated Official Plan Amendment submitted to the Town from the SWG Landowners Group represents superior land use planning and better achieves the objectives of the Provincial Policy Statement, the Growth Plan and the Regional Official Plan.

Response

The comments provided by the Landowners Group have been addressed in the Response Matrix attached as Schedule E to this report.

With respect to the Landowners comments stating that the draft Secondary Plan is not consistent with the PPS or in conformity with the Growth Plan or the Halton Region Official Plan, the correspondence does not state on what specific grounds they are taking this position. As noted earlier in this report, staff and the consultant team are satisfied that the proposed Secondary Plan conforms to the Growth Plan and the Regional Official Plan and is consistent with the PPS.

With respect to the private OPA application, we note that there are a number of differences between the Land Use Plan and policies that accompany the application, and the Town's Secondary Plan. The differences include: the number and location of elementary and secondary schools, the collector road network, the location and distribution of land uses within the Community Core, the location of commercial uses, the distribution of medium and high density uses, and the spatial extent of the Natural Heritage System.

These differences have been carefully considered by Meridian and staff. Meridian's review of the private OPA and comparison of the two plans is attached as Schedule F. In our view, the Town's Secondary Plan, which is the product of extensive background work and informed by substantial public engagement, is comparatively speaking a much more comprehensive plan. In addition, the Town's Secondary Plan is more closely aligned with Provincial and Regional policy in a number of areas including public service facilities, active transportation and transit, compact form, community hubs and natural and cultural heritage. The conclusions reached by Meridian, which is supported by staff, is that certain aspects of the privately initiated OPA do not conform to the Growth Plan and are not consistent with the PPS. Meridian further concludes, and staff concurs, that the Town's Secondary Plan is more appropriate for Vision Georgetown as compared to the privately initiated OPA.

In response to other comments submitted by the Landowners Group, some revisions are proposed to the Secondary Plan policies and land use schedule as follows:

- land uses have been redistributed within the Community Core in a manner that better takes advantage of both of the intersections of the two northerly east west collector roads (Streets B and C) and Street A;
- the combined elementary/secondary school campus has been relocated to the west at the intersection of Street A and 10 Side Road; and,

 policy flexibility has been introduced which will allow for the refinement of the number, locations and sizes of stormwater management facilities and the Stormwater Conveyance Corridor in the south west quadrant of the plan.

The project team is not in agreement with increasing the maximum height for high density to 12 storeys or removing the Core Commercial Area designation from the Secondary Plan. Maintaining a maximum height for high density development at 6 storeys in Vision Georgetown, as well as the provision of a small amount of commercial within the Community Core, are items that the public identified as being important throughout the planning process for Vision Georgetown. The project team is also not in agreement with removing the need to prepare Block Plans, as this requirement is an approved policy within the OPA No. 10.

Arnold Foster Re: 823 Trafalgar Road

The second submission was provided by Mr. Bert Arnold, Arnold Foster who is representing a purchaser under a firm agreement to purchase 85% interest in 823 Trafalgar Road (DG Farms Inc.). Comments provided by Mr. Arnold identify that his client is generally supportive of the proposed land use designations and related policies. Mr. Arnold does note that the subject lands have a disproportionate amount of Community Lands (i.e. library, community centre, parks, schools) compared to other lands within the Secondary Plan.

Response

The public lands on his client's property are a result of the location of the property in the centre of the Secondary Plan Area and the desire on the part of the public, Council and project team to create a central Community Core in Vision Georgetown, anchored by a number of public uses. A policy has been included in the Secondary Plan that requires that landowners within the Secondary Plan area enter into agreements for equitable cost sharing of the provision of required community infrastructure.

7. Agency Submissions

Though the formal circulation of the draft Secondary Plan, comments were provided by Halton District School Board (HDSB), Halton Catholic District School Board (HCDSB), Conservation Halton (CH), Credit Valley Conservation (CVC) and the Region of Halton. Responses to the more substantial comments from the agencies are provided below and responses to the more minor comments are provided in the Response Matrix attached as Schedule E to this report.

School Boards

Comments from HCDSB and HDSB primarily identify matters regarding:

- the provision of school blocks in early phases of development;
- supporting policies related to maximizing joint use;
- facilitating community hubs and public services within public buildings and commercial areas; and,
- identifying the Board's potential limitations related to sustainability and urban design for new school construction given the funding model utilized by the Ministry of Education.

Comments provided by the Catholic Board also responded to the comments from Mr. Dragicevic at the statutory public meeting requesting that the combined elementary/secondary school campus be relocated to the west to the intersection of Street A and 10 Side Road. The HCDSB advised that the location at the northwest corner of Eighth Line and Street D was optimal to take advantage of its location adjacent to the Gellert Community Centre, but should a relocation of the school be considered, the Board identifies a preferred location at the north east corner of Street A and Street D. Their submission does not provide any rationale to support this location.

Response

The revised draft land use plan proposes that the combined elementary/secondary school site be located on the north east corner of Street A and the 10 Side Road. In this regard, the secondary school would be located with frontage on 10 Side Road and the elementary school with frontage on Street A or D. The rationale for this location is provided in Section 8 of this report.

Conservation Authorities

Comments provided by Credit Valley Conservation and Conservation Halton are aimed at providing clarity and direction from the Subwatershed Study that needs to be implemented through the Secondary Plan and subsequent Environmental Implementation Reports.

Response

The project team agreed with the majority of comments provided by Conservation Halton and Credit Valley Conservation and as such implemented them in the revised Secondary Plan.

Region of Halton

Halton Region and also provided specific and detailed comments on the draft Secondary Plan policies and also provide general comments related to the following:

Land Budget, Population/Housing Estimates and Density Targets – that the land budget dated November 2, 2017, provided to the Region for Vision Georgetown was planning for 1,000 less people and 200 less jobs then outlined in the Region's Best Planning Estimates.

Phasing – that additional direction is required regarding timelines for phasing and corresponding timing of other components of the plan.

Natural Heritage System and Subwatershed Study – that the Region's comments on the Subwatershed Study have not been addressed to their satisfaction and resolution of these items is required prior to approval of the Secondary Plan.

Other Outstanding Items – that there are a number of supporting studies that are still required to be prepared to support OPA 32.

Response

The revised Secondary Plan (OPA 32) and final draft supporting documents address a number of the Regional comments.

Land Budget Considerations: Throughout the Vision Georgetown planning process, a number of challenges have been encountered that have had a significant impact on the amount of land available for development within the Secondary Plan Area.

From the perspective of comments from public agencies, the School Boards have requested two secondary schools and five elementary schools, which appear to be well in excess of assumptions made on land area required for schools through the Sustainable Halton process.

With respect to stormwater management and flood conveyance, the requirement to control for the Regional Storm event has resulted in an increased proportion of land allocated to accommodate stormwater management facilities. In addition, in accordance with the Subwatershed Study, a large amount of land is subject to flooding in the southwest portion of the concession block. A large Stormwater Conveyance Corridor is required on the east side of Trafalgar Road extending from Street D (Danby Road) to just south of Street C to address this issue. The substantial land area required for the Stormwater Conveyance Corridor (approximately 11 ha) was not known during the Sustainable Halton process.

Population/Housing Estimates and Density Targets: There are three metrics that the project team is tasked with meeting through preparation of OPA 32 as follows:

- 1. The requirement to plan for a density of 60 people and jobs per hectare as per the Growth Plan,
- 2. The requirement to plan for a population of approximately 18,860 people and approximately 1,800 jobs as per the Region's Best Planning Estimates, and
- 3. The requirement to plan for the housing mix that has been included in the approved Regional Official Plan Amendment (ROPA) No. 39 for designated greenfield areas (including Vision Georgetown) in Halton Hills between 2022 and 2031.

Official Plan Amendment No. 32 is planning for the target density of 60 people and jobs/hectare, as well as the planned population and jobs, but given constraints encountered throughout the project related to land available for development, it is not possible to meet the two targets above while also meeting the housing mix. Figure 1 compares the housing mix proposed in the Vision Georgetown Secondary Plan to the housing mix as outlined in the Region's Best Planning Estimates.

Figure 1: Housing Mix Comparison

HOUSING MIX		
	Secondary Plan	ВРЕ
Low	44.01%	62%
Medium	38.71%	21%
High	15.29%	17%

It is important to note that the assumptions for planned population within the Secondary Plan area do not account for potential residential units in the commercial blocks as these are anticipated to be developed in the longer term, nor does it account for potential accessory apartments, which it is anticipated could provide housing for approximately 500 additional people.

Senior Town staff has met with Senior Regional staff to discuss the challenges outlined above, and at that meeting a commitment was made by both parties to continue discussions on these matters as part of the Region's approval process for the Secondary Plan. A copy of correspondence provided to the Chief Planning Official at the Region of Halton, which summarizes the discussion items from the meeting is attached to this report as Schedule G.

Phasing – Town staff will continue to work with the Region on phasing as details of the Regional Allocation Program are available.

Natural Heritage System and Subwatershed Study - it is the position of Town staff and the consultant team that revisions to the Natural Heritage System as outlined in the

Subwatershed Study meet the Regional policy requirements outlined in Section 118(2) of the Regional Official Plan.

Other Outstanding Items: A number of draft studies have been prepared in final draft form to meet the Region of Halton Policy requirement. A list of the detailed studies is attached to this report as Schedule H. Copies of the studies are provided under separate cover.

8. Summary of Changes to the Vision Georgetown Secondary Plan

As a result of all comments submitted and further review by the project team a number of changes have been proposed to the Secondary Plan policies and corresponding schedules. The revised Secondary Plan (OPA 32) is attached to this report as Schedule I. Meridian Planning has prepared a memorandum (attached as Schedule J) which outlines in detail the proposed revisions to policies and schedules to the Secondary Plan. The following sections summarize the proposed revisions to the policies, land use plan and other schedules that make up OPA 32 from the version presented at the Statutory Public Meeting.

Proposed Policy Revisions:

- i) Providing flexibility to refine aspects of the plan through more detailed environmental implementation reports including the number, size and location of stormwater management facilities.
- ii) A new section in the preamble entitled "Final Land Use Distribution" has been added which indicates that as a consequence of the amount of land required for public purposes, and the need to plan for 60 residents and jobs per hectare as per the Growth Plan, the Secondary Plan has resulted in a housing mix that is different than originally anticipated by the Region.
- iii) Places of worship have been added as a permitted use in the Local Commercial Mixed Use Area, Major Commercial Area, High Density Residential Mixed-Use Area and Mixed Use Gateway Area designations.
- iv) New policies on the Stormwater Conveyance Corridor have been added that indicate that the final corridor width and alignment necessary to accommodate the flood area in the south west portion of the Vision Georgetown lands will be automatically included within the Natural Heritage System without an amendment required to the Official Plan. Should lands not be required for the corridor, they would be designated for development in accordance with the adjacent land use designation.
- v) Specifically mentioning the SW Addendum within the policies of the Secondary Plan and identifying the environmental matters that are necessary to be addressed as part of subsequent Environmental Implementation Reports.

- vi) The section that deals with parkland has been expanded to indicate that the amount and location of parkland that is to be dedicated to the Town shall be established in a Master Parks Agreement. In the event a Master Parks Agreement is not prepared, the parkland dedication policies in the Town's Official Plan continue to apply.
- vii) The section dealing with cultural heritage has been modified and simplified so that the policies work seamlessly with the existing policies in the Official Plan.
- viii) The secondary plan now requires the preparation of an affordable housing strategy to provide for the achievement of the affordable housing requirements of the Region of Halton.
- ix) A new and expanded implementation section has been created that deals with phasing, agreements and block plan requirements.

Proposed Changes to the Official Plan Schedules:

i) Community Core

The uses in the Community Core have been redistributed to create a more linear north-south Core that has at its centre the secondary school, the community park, the Town Square Park and the community centre/library.

Given that Street A is proposed to be a transit spine, medium density and high density mixed use was distributed to the intersections of both Streets A and B and Streets A and C. The intent of this change is to also locate the High Density Residential Mixed-Use Areas in two locations to provide various housing forms throughout the Community Core.

ii) High Density Residential

Blocks previously designated High Density Residential Area on the Land Use Plan have been consolidated and all High Density Blocks are now proposed to be High Density Residential Mixed Use Area, and permit commercial on the ground floor. Where High Density Mixed Use Area is proposed at key intersections (Collectors and Arterials) policies require that within 50 m of the intersection, the ground floor be designed to accommodate commercial uses by providing a higher ground floor height and openings to the street.

There are three areas in the plan where High Density Residential Mixed Use Area is proposed as follows:

- 1. Within the Community Core along Street B;
- Within the Community Core along Street A;
- 3. At Eighth Line and Street D.

The majority of the areas are located in the Community Core. There is one high density mixed-use block proposed at the intersection of Eighth Line and Street D, in proximity to the Major Commercial Block and the Gellert Community Centre.

iii) Local Commercial

In order to provide some balance in terms of the arrangement of uses, the more westerly Local Commercial Area block was relocated from the intersection of Trafalgar Road and Street C to Trafalgar Road and Street B. Policies indicate however, that a further review of the optimum location for the Local Commercial Area will be undertaken as part of the Community Core Plan that is required to be prepared prior to development of the Core.

Both Local Commercial Area designations have been revised to permit some mixed use development, provided that the primary use of the site continues to be commercial.

iv) Elementary/Secondary School

After considering the input received from both the SWG Landowners Group and the HCDSB, the project team is recommending that the combined elementary/ secondary school site be re-located to the north east corner of Street A and the 10 Side Road. In this regard, the secondary school would be located with frontage on 10 Side Road and the elementary school with frontage on Street A or D.

Although the proposed location is slightly south of where HCDSB requested, this location was selected because it is within the area that the Board had previously identified as appropriate through correspondence submitted to the Town and also meets the Board's locational criteria. The HCDSB have advised that the secondary school portion of the building is required to be 3 storeys, and considering the property will also include an elementary school, this will be a large building and would be more appropriately located on the major north-south collector road, as well as at one of the gateways into the Vision Georgetown Community.

v) Storm Conveyance Corridor

The previous version of the Secondary Plan included a 60 metre wide Natural Heritage System corridor on the east side of Trafalgar Road extending from Street D (Danby Road) to just south of Street C. On the basis of the recommendations from the SW Addendum completed in June 2018, it was determined that the width of this block would need to be enlarged to 85 to 90 metres to accommodate the necessary flood storage and to allow for the creation of a naturalized stream corridor. It is important to note that the revised Land Use Plan also includes a wider width for other existing tributaries in the

SW portion of the study area compared to the draft Land Use Plan presented at the final open house and statutory public meeting. These changes are in accordance with the recommendations of the SW Addendum.

This component of the Natural Heritage System is required for conveyance purposes. Given this function, the revised Land Use Plan proposes to include the lands within a Stormwater Conveyance Corridor designation rather than a Natural Heritage System designation within the Secondary Plan.

By including this corridor as a Stormwater Conveyance Corridor designation it allows the Landowners to continue to work with Conservation Halton on options respecting the location, design, and function of this corridor prior to development in this area. Prior to development, the final agreed upon limits of the conveyance corridor would automatically be included within the Natural Heritage System without an Amendment required to the Secondary Plan.

9. Next Steps

If adopted by Council, Official Plan Amendment No. 32 must be submitted to the Region of Halton as the approval authority. Should the Region modify policies or mapping through their review, Town staff will prepare a report to Council with recommendations concerning any proposed modifications for direction from Council prior to a Regional decision to approve OPA 32.

RELATIONSHIP TO STRATEGIC PLAN:

The Town of Halton Hills Strategic Plan sets out a broad vision for the community contained in nine strategic directions as follows:

- A. Foster a Healthy Community
- B. Preserve, Protect and Enhance Our Environment
- C. Foster a Prosperous Economy
- D. Preserve, Protect and Promote Our Distinctive History
- E. Preserve, Protect and Enhance Our Countryside
- F. Protect and Enhance Our Agriculture
- G. Achieve Sustainable Growth
- H. Provide Sustainable Infrastructure & Services
- I. Provide Responsive, Effective Municipal Government

The Vision and Guiding Principles for Vision Georgetown advance a number of the strategic directions in the Town's Strategic Plan.

In addition, this report directly aligns with Priority #3 of Council's 2014-2018 Strategic Action Plan, which is Planning for Growth. Specifically this project advances the objective of 'Preparing a Vision Georgetown Secondary Plan based on the approved Vision and Guiding Principles.'

FINANCIAL IMPACT:

There are no financial implications associated with this report.

CONSULTATION:

Both a Technical Advisory Committee and Steering Committee were established to provide input throughout the Vision Georgetown planning process.

The Technical Advisory Committee is comprised of staff from various departments in the Town, and other affected agencies such as the Region of Halton, Conservation Halton, Credit Valley Conservation, Halton District School Board, Halton Catholic District School Board and Halton Hills Hydro. The Technical Advisory Committee provided input throughout the Vision Georgetown process and members were circulated the draft Secondary Plan for their review and comments.

The draft Secondary Plan was shared with the project Steering Committee at a meeting held on April 11, 2018. The Steering Committee is comprised of the Mayor, Councillor Johnson (Chair), Councillor Somerville, Councillor Fogal and Councillor Inglis, Town staff as well as representatives from a number of Committees of Council, residents and representatives from the Landowners Group. Steering Committee members were encouraged to provide any comments on the draft Secondary Plan by May 18, 2018.

PUBLIC ENGAGEMENT:

Throughout the Vision Georgetown study there have been multiple public open houses and workshops in addition to the statutory public meeting. A table outlining the dates and main purpose of each public session is outlined on Table 1.

Table 1: Summary of Public Events for Vision Georgetown

#	Meeting	Date
1	Commencement and Community Open House	Sept. 16, 2013
2	Visioning Workshop	Nov. 2, 2013
3	Workshop on Land Use Concepts	April 15, 2014
4	Preferred Land Use Concept Workshop	Sept. 20, 2017
5	Draft Secondary Plan Open House	April 17, 2018
6	Statutory Public Meeting	May 7, 2018

In addition to public meetings and open houses, the webpage for the project (www.visiongeorgetown.ca) has been updated regularly with current information throughout the project. Vision Georgetown is also a topic on Let's Talk Halton Hills where 1,100 people have visited the site since it went live in June 2017.

SUSTAINABILITY IMPLICATIONS:

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

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

This report supports all four pillar(s) of Sustainability which are Cultural Vibrancy, Economic Prosperity, Environmental Health and Social Well-being. In summary the alignment of this report with the Community Sustainability Strategy is Excellent.

COMMUNICATIONS:

Members of the public and agencies that have requested notification have been advised that this report is proceeding to Council.

CONCLUSION:

This report has summarizes the public and agency input provided on the draft Vision Georgetown Secondary Plan, and outlined recommended revisions to the Secondary Plan. It is recommended that the Vision Georgetown Secondary Plan be adopted by Council and forwarded to the Region of Halton as the approval authority.

Town staff and the project consultant are satisfied that OPA 32 is consistent with the Provincial Policy Statement (PPS), conforms to the Provincial Growth Plan and that the requirements of the Regional Official Plan have been met.

Reviewed and Approved by,

Steve Burke, Manager of Planning Policy

John Linhardt, Commissioner of Planning and Sustainability

Brent Marshall, CAO

Secondary Plan Conformity to the Provincial Policy Statement, Growth Plan and Regional Official Plan

The Provincial Policy Statement (2014):

The Provincial Policy Statements (2014) provides policy direction on matters of provincial interest related to land use planning and development. It includes a number of policies to facilitate the development of healthy, liveable and safe communities which align with the Vision Georgetown Secondary Plan, including:

- Promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term
- Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs
- Avoiding development and land use patterns which may cause environmental or public health and safety concerns
- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs
- Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society
- Ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs
- Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Planning staff is of the opinion that the Vision Georgetown Secondary Plan achieves conformity with the 2014 Provincial Policy Statement.

Table 1- Other Relevant Policies in the PPS (2014)

Provincial Policy Statement (2014)	Relevant Policy	Vision Georgetown Secondary Plan Policies
Section 1.1.3. Settlement Areas	New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.	The Vision Georgetown Secondary Plan area is adjacent to the existing built-up area of Georgetown. Policies in the Secondary Plan encourage a well-balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses to allow for the efficient use of land.

Section 1.4.3 Housing	Municipalities should provide an appropriate range and mix of housing types to meet the projected requirements of current and future residents. Development of new houses shall be directed towards locations where appropriate infrastructure and public service facilities are or will be available. Municipalities should promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.	The Secondary plan emphasizes the need to provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes. It also incorporates policies to encourage active transportation as a viable means of both recreation and transportation and to provide the required infrastructure for future public transit.
Section 1.5 Public Spaces, Recreation, Parks, Trails and Open Space	Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interactions and facilitate active transportation and community connectivity. Provide access to natural settings for recreation including conservation reserves, public spaces, trails and linkages.	The Secondary Plan Policies highlight the need to coordinate and appropriately deliver, where possible, social and community services to meet the needs of the population, including co-location or clustering of facilities in strategic locations to facilitate maximum access by residents and visitors. In addition, there are policies in the Plan that promote the use of the natural heritage system and open space areas to accommodate a number of passive recreational uses and most notably, a trail system that will link all elements of the Vision Georgetown together.
Section 1.6.7 Transportation System	Transportation systems should be safe, energy efficient and facilitate the movement of people and goods, and are appropriate to address projected needs. As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and expanded when possible. Promote land use pattern, density and mix uses that minimize the length and number of vehicle trips and support current and future use of transit an active transportation.	The Vision Georgetown Secondary Plan promotes policies to establish a transportation system that safely and efficiently accommodates different forms of travel (including automobiles, walking, and cycling) and plans for future public transit. Efficient land use pattern and design also aim to encourage active transportation in the community.
Section 1.8 Energy Conservation, Air Quality and Climate Change	Planning authorities shall supports energy conservation and efficiency, reduce greenhouse gas emission and climate change adaptation through land use development patterns including promoting a compact and structure of nodes and corridor, promote the use of active transportation, improve the mix of employment and housing uses to shorten commute journeys	The Plan supports policies that promote sustainable development practices and encourage innovation, in order to maximize resource and energy conservation. It encourages the application of low impact development, alternative energy sources and energy conservation, water conservation, approximate targets for an urban forest canopy and, the restoration, linkage and enhancement of natural features where appropriate.

	and decrease transportation congestion and promote design and orientation which maximizes energy efficiency and conservation.	
Section 2.1 Natural Heritage	Natural features and areas shall be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved.	It is the intent of this Secondary Plan that the features and functions of the Natural Heritage System be protected and enhanced over time, while providing opportunities for passive recreation and nature appreciation. The Secondary Plan includes policies on the Natural Heritage System in accordance with the Subwatershed Study prepared for Vision Georgetown.
Section 2.2. Water	Planning authorities shall protect, improve or restore the quality and quantity of water by using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development.	The Secondary Plan establishes the Environmental Implementation Reports (EIR) requirements in order to ensure that specific development applications incorporate and follow management strategy recommendations contained within the Subwatershed Study. Studies must demonstrate or confirm that enhancement areas, restoration opportunities, replacement features, linkages and buffer treatments meet subwatershed objectives and recommendations.
Section 2.6 Cultural Heritage and Archaeology	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	It is an objective of the Town to conserve significant cultural heritage resources in the Vision Georgetown Secondary Plan Area and to ensure that all new development and any site alteration conserves significant cultural heritage resources. Cultural Heritage shall be maintained and integrated into new development, where appropriate and feasible.

Growth Plan for the Greater Golden Horseshoe, 2017:

The Growth Plan (the Plan) is the long term plan that works in conjunction to the Greenbelt Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Plan to manage growth in the Greater Toronto Area. The Plan aims to assist municipalities in building complete communities, curb sprawl and protect cultural and natural resources. All planning decisions made after July 1, 2017 must conform to the 2017 Growth Plan.

Chapter 2 of the Plan articulates policies on how and where to grow. Specifically, in relation to development of Designated Greenfield Areas, the Growth Plan indicates that municipalities are required to build more compact communities to reduce the rate at which land is consumed. The Plan requires that municipalities plan new development taking place in Designated Greenfield Areas in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. Thus, the Plan encourages compact built form to ensure the viability of transit, connect people to homes, jobs and other aspects of daily living for people of all ages, and meet climate change mitigation and adaptation objectives.

Planning staff is of the opinion that the Vision Georgetown Secondary Plan achieves conformity with the 2017 Growth Plan. Other policies of the Growth Plan that guided the development of the Vision Georgetown Secondary Plan are listed on the table below.

Table 2- Relevant Policies in the 2017 Growth Plan

2017 Growth Plan	Relevant Policy	Vision Georgetown Secondary Plan Policies
Section 2.2.1.4 Complete Communities	Contains policies related to complete communities including: Featuring a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities Providing a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes Expanding convenient access to a range of transportation options, including options for the safe, comfortable and convenient use of active transportation; public service facilities, collocated and integrated in community hubs; an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and healthy, local, and affordable food options, including through urban agriculture Ensuring the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards Integrating green infrastructure and low impact development.	The Vision Georgetown Secondary Plan is consistent with these policies through: • the provision of a range and mix of housing, commercial areas (i.e. local stores), and public service facilities (library/community centre, schools, parks); • transit-supportive and transit-ready development patterns, supported by detailed urban design policies and guidelines; • an active transportation, open space, and trail network; • opportunities for co-location in community hubs and community gardens; and, • policies and Sustainable Design Guidelines on green infrastructure and low impact development.
Section 2.2.7 Designated Greenfield Areas	This Section contains policies related to development in Designated Greenfield Areas, including: • new development taking place in designated greenfield areas will be planned, designated,	The Vision Georgetown Secondary Plan is consistent with these policies as noted above, as well as achieving the 60 residents/jobs per hectare DGA density target.

	zoned and designed in a manner that supports the achievement of complete communities and active transportation, and encourages the integration and sustained viability of transit services; and, a minimum density target for Designated Greenfield Areas of 60 residents and jobs per hectare (applicable to the Vision Georgetown lands as they were identified in the approved Region Official Plan prior to July 1, 2017 – the effective date of the 2017 Growth Plan)	
Section 3.2.3.4 Active Transportation	Directs municipalities to ensure that active transportation networks are comprehensive and integrated into transportation planning to provide safe, comfortable travel for pedestrians, bicyclists and other	The Vision Georgetown Secondary Plan is consistent with these policies as noted above through the provision of an active transportation network, and the co-location of a library/community centre, community park and secondary school in a core area, supported by
Section 3.2.8 Public Service Facilities	users of active transportation. Encourages the co-location of public service facilities and creation of community hubs.	community hub policies.
Section 3.2.7.2 Stormwater Management	Directs that secondary plans be supported by a storm water management plan that is informed by a subwatershed plan, integrating a treatment approach to minimize storm water flows and reliance on storm water ponds, which includes appropriate low impact development and green infrastructure, and minimizes	The Vision Georgetown Secondary Plan is consistent with these policies as it is supported by a subwatershed study addressing storm water management, and a storm water management plan.
Section 4.2.1.3 Water Resource Systems	vegetation removal and impervious surfaces. Directs that planning for water, wastewater, and storm water infrastructure will be informed by	
	applicable watershed planning and planning for designated greenfield areas will be informed by a subwatershed plan.	
Section 4.2.9 A Culture of Conservation Section 4.2.10	Directs municipalities to develop policies in support of water conservation and energy conservation.	The Vision Georgetown Secondary Plan contains policies on water conservation and energy conservation informed by an Energy Conservation Strategy, and other technical work completed in support of the secondary plan. Also included are
Climate Change	Contains policies on climate change, covering areas such as complete communities, density	policies addressing climate change, and the other subjects as previously noted above.

Section	targets, public transit, and active transportation, storm water management planning, including green infrastructure and low impact development, and watershed planning, including natural heritage and water resource systems protection. Contains policies related to	The Vision Georgetown Secondary Plan is
2.2.1.4 Complete Communities	 Featuring a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities Providing a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes Expanding convenient access to a range of transportation options, including options for the safe, comfortable and convenient use of active transportation; public service facilities, collocated and integrated in community hubs; an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and healthy, local, and affordable food options, including through urban agriculture Ensuring the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards Integrating green infrastructure and low impact development. 	 the provision of a range and mix of housing, commercial areas (i.e. local stores), and public service facilities (library/community centre, schools, parks); transit-supportive and transit-ready development patterns, supported by detailed urban design policies and guidelines; an active transportation, open space, and trail network; opportunities for co-location in community hubs and community gardens; and, policies and Sustainable Design Guidelines on green infrastructure and low impact development.
Section 2.2.7 Designated Greenfield Areas	This Section contains policies related to development in Designated Greenfield Areas, including: new development taking place	The Vision Georgetown Secondary Plan is consistent with these policies as noted above, as well as achieving the 60 residents/jobs per hectare DGA density target.
	in designated greenfield areas will be planned, designated, zoned and designed in a	

	manner that supports the achievement of complete communities and active transportation, and encourages the integration and sustained viability of transit services; and, a minimum density target for Designated Greenfield Areas of 60 residents and jobs per hectare (applicable to the Vision Georgetown lands as they were identified in the approved Region Official Plan prior to July 1, 2017 – the effective date of the 2017 Growth Plan)	
Section 3.2.3.4 Active	Directs municipalities to ensure that active transportation networks are	The Vision Georgetown Secondary Plan is consistent with these policies as noted above
Transportation	comprehensive and integrated into	through the provision of an active transportation
	transportation planning to provide safe, comfortable travel for	network, and the co-location of a library/community centre, community park and
	pedestrians, bicyclists and other	secondary school in a core area, supported by
	users of active transportation.	community hub policies.
Section 3.2.8		
Public Service	Encourages the co-location of	
Facilities	public service facilities and creation of community hubs.	

Halton Region Official Plan (2009):

The Regional Official Plan (ROP) is Halton Region's guiding document for land use planning, containing goals, objectives, and policies that manage growth and land use change and its effects on the physical and natural environment to the planning horizon of 2031.

Sections 48 and 49 direct that Area-Specific Plans (i.e. Secondary Plans) are to be prepared by Local Municipalities in accordance with the policies of the ROP, and in conformity with the Region and Local Official Plan. The table below provides a general summary of the significant Regional Official Plan Policies and the relevant Vision Georgetown Secondary Plan Policies.

Table 3- Relevant Policies in the Region of Halton Official Plan

Halton Region Official	Relevant Policy	Vision Georgetown Secondary
Plan (2009		Plan Policies
Section 77(2.4)	This Section requires development in	The Vision Georgetown
Designated Greenfield	Designated Greenfield Areas to:	Secondary Plan is consistent with
Areas	 contribute to creating healthy communities; create street configurations, densities, and an urban form that support walking, cycling, and the 	these policies as it has been prepared in accordance with the ROP policies and meets the above objectives for development in Designated Greenfield Areas.

	 early integration and sustained viability of transit services; provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods, and, create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and active transportation. 	
Section 77(3) Population/Employment Targets	This Section requires Local Municipalities to adopt and use the population and employment forecasts of the ROP, as well as the population and employment distribution (to the Local Municipalities to 2031) in Table 1 and the density target in Table 2, and the housing units and employment by 5-year Regional phasing period in Table 2A, as the basis for their plans.	The Vision Georgetown Secondary Plan is consistent with this policy as it achieves the density target set out in the ROP, and generally reaches the population and employment targets for the subject lands, recognizing the challenges presented due to unanticipated requirements for public land for the Natural Heritage System, storm water conveyance, and a second high school.
Section 77(5) Area- Specific Plans	This policies requires Local Municipalities to prepare Area-Specific Plans, which include: • a general statement of the intended character of the area or community; • boundaries of the area or community; • policies for the protection of the Regional Natural Heritage System, and for the protection of public health and safety within hazard lands; • capacity targets of population, housing units and employment, including targets for Affordable Housing; • land use patterns that promote mixed-use, compact, transit-supportive, walkable communities, including the locations of local facilities for social, cultural, recreational, educational and religious purposes; • location, types and density of residential and employment lands that contribute to creating healthy communities through: • urban design,	The Vision Georgetown Secondary Plan is consistent with this policy as it has been informed by a comprehensive and integrated planning project, supported by a Transportation Study establishing a complete transportation network, a Subwatershed Study, a Storm water Management Plan, a Water/Wastewater Servicing Plan, a Fiscal Impact Analysis, a Community Infrastructure Plan, and an Agricultural Impact Assessment, amongst other important supporting studies.

	o diversity of land uses,	
	o appropriate mix and	
	densities of housing,	
	o provision of local parks	
	and open space,	
	o strengthening live-work	
	relationship through a	
	proper balance of residential and	
	employment land uses,	
	and,	
	o promoting active	
	transportation and public	
	transportation and public transit use.	
	Consideration of land use	
	compatibility in accordance with	
	Regional and Ministry of	
	Environment guidelines;	
	 Overall development density for 	
	the area or community and how	
	this density will contribute	
	achieving the minimum overall	
	development density for	
	Designated Greenfield Areas in	
	the Local Municipality set out in	
	Table 2 and the Regional Phasing	
	in Table 2A;	
	A transportation network that	
	promotes public transit and active	
	transportation, including a strategy	
	for early introduction of transit	
	services,	
	 Development phasing, 	
	Storm water management, or if	
	the scale of development justifies,	
	a Subwatershed Study as per the	
	requirements of the ROP;	
	An Air Quality Assessment based	
	on Region guidelines;	
	Water and wastewater servicing	
	plans;	
	Provision of utilities;	
	 A fiscal impact analysis; 	
	A community infrastructure plan	
	based on Regional guidelines;	
	An Agricultural Impact	
	Assessment.	
Section 116.1 Regional	This Section states that the boundaries of	The Vision Georgetown
Natural Heritage	the Regional Natural Heritage System	Secondary Plan is consistent with
System	(RNHS) may be refined, with additions,	these policies as the refined
,	deletions and/or boundary adjustments,	Natural Heritage System policies
	through a Subwatershed Study accepted	and mapping are informed by
	by the Region and undertaken in the	detailed study completed in
	context of an Area-Specific Plan.	response to Region and
	Section 118(1) requires Local Official Plans	Conservation Authority input.

Schedule A to Report PLS-2018-0034

to recognize the RNHS as identified in the ROP, and include policies and maps to implement policies of the ROP, and incorporate any refinements made through Section 116.1.

Section 118(2) directs a systems-based approach to implementing the RNHS, including: not permitting the alteration of any components of the RNHS unless it is demonstrated that there will be no negative impact on the natural features and areas or their ecological functions; refining the boundaries of the RNHS in accordance with Section 116.1.

Planning staff and the consultant team are satisfied that the policies of the ROP have been met. The Vision Georgetown Secondary Plan is based upon a completed and Council-endorsed Subwatershed Study.

Vision Georgetown - Vision and Guiding Principles

To be the New Community of Choice

The Vision Georgetown community is an inspiring new urban community; distinctive in the way it looks and functions, fostering healthy lifestyles, neighbourliness, economic prosperity, and local pride. It is a resilient, sustainable, complete, and compact community, with a thriving natural heritage system. It feels like a small Town and is physically connected to the broader community of Georgetown and the Town of Halton Hills. It honours the rich heritage of the Town, emphasizes people, and provides choices for day-to-day living. Overall, the Vision Georgetown community is an exceptional, forward thinking, and innovative model for new community development.

- To design a community that is connected internally and integrated with the rest of Georgetown, and other surrounding communities through a network of roads, paths and trails.
- 2. To provide a wide range of residential, commercial, and institutional uses, in a manner that reduces the need for an automobile to meet the daily needs of life.
- 3. To protect existing natural heritage features and areas, and their associated ecological functions, and identify a linked natural heritage and open space system.
- 4. To create distinct neighbourhoods that feature community focal points and bring people and activities together.
- 5. To provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes.
- 6. To provide adequate retail and service commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians.
- 7. To encourage a high standard of design that reflects existing small town character, creates a sense of place, and contributes to civic pride.
- 8. To ensure convenient access to a range of types and sizes of parks and public spaces, which provide opportunities for recreation, neighbourliness, community events and cultural activities.
- 9. To provide a range of accessible community facilities in a timely manner and to co-locate these facilities where possible.
- 10. To establish a transportation system that safely and efficiently accommodates different forms of travel (including automobiles, walking and cycling) and plans for future public transit.
- 11. To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.
- 12. To ensure new infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational and financial requirements.
- 13. To apply sustainable development practices and encourage innovation, in order to maximize resource and energy conservation.
- 14. To conserve key cultural and built heritage resources as a vital link to our rich history.

Vision Georgetown Open House – April 17, 2018 Highlights Report

Meeting overview

On April 17, 2018 at 6:30 p.m. the Town of Halton Hills hosted the final Public Open House for the Vision Georgetown Secondary Plan. The purpose of this open house was to provide an overview of the draft secondary plan policies and some of the technical background studies including the urban design guidelines, heritage resources and transportation plan. Over 59 people attended and participated in the meeting.

The first part of the meeting was a drop-in format with display panels providing information on the Secondary Plan policies including permitted land uses, the urban design guidelines for high density/mixed use areas, major/local commercial areas and major institutional/school and community centre areas, the community structure and



The open house was held at the Hillsview Active Living Centre in Georgetown

the transportation plan (see Appendix A). Participants had the opportunity to review the information on the panels, write their comments and post them on the appropriate display panels.

The presentation provided a summary of what had changed from the Secondary Plan alternatives presented at the previous open house held in September, 2017. In addition, the presentation included an overview of the draft Secondary Plan policies and the draft urban design guidelines. After the presentation, participants again had the opportunity to visit the display panels, provide their feedback and ask questions of the project team. Town Staff and representatives from the consultant team were available to answer questions at each display board. The meeting was adjourned at 9:00 p.m.

Event Promotion

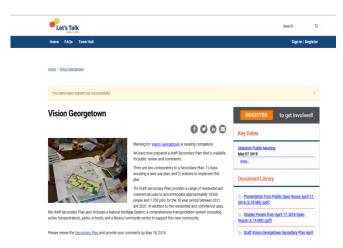
Notification of the public meeting was provided through a variety of avenues as follows:

- Two large billboard signs are located on the subject lands, one on Trafalgar Road and the other on Eighth Line.
- Approximately 450 property owners within 120 metres of the Vision Georgetown lands were mailed the notice of the public workshop.
- Notification was emailed to 625 people that have subscribed to the project email notification list.
- Two newspaper ads advertised the event.
- The main Town of Halton Hills web page advertised the public workshop.
- Details of the Open House were distributed through the Town's Twitter and Facebook accounts.



Online Engagement

After the public open house, the display panels were shared online on the Town's Let's Talk Halton Hills platform to encourage other stakeholders interested in the project to review the draft Secondary Plan and provide their feedback. Approximately eight comments were received via the Let's Talk Halton Hills platform. Additionally, an email was sent to the Project's email list encouraging those stakeholders that registered to be kept informed to provide their feedback using a link to the Let's talk Halton Hills page. A summary of all feedback received on the draft Secondary Plan during the open house and on the Let's Talk Halton Hills page is provided below. An asterisk (*) is used to illustrate comments mentioned more than once.



Feedback was also provided through The Town's Let's Talk Halton Hills engagement platform.

Summary of what we heard

Community Structure:

The following comments were received regarding Community Structure:

- Concerned with the location of the proposed joint Catholic elementary/high school on Eighth Line. The school should be planned inside the community for the safety of the kids.
- Recommendation to consider combined offices/daycare areas from which people could telecommute near their kids in an office/daycare setting.
- The area should include another hospital
- The Community Core should be away from the main corridor to decrease traffic distractions, increase the community feel and increase traffic flow efficiency.



Participants provided their comments on the display boards providing information on the Draft Secondary Plan Policies, draft design guideline, community core, and transportation plan,

- Would like more protected green space to ensure that green space and farm land is continued to be protected in the Town.
- Some aspects that add value to the secondary plan include: planning for future transit in the streetscape, an additional high school, the major and local commercial areas (areas for entertainment and mixed use areas), the variety of walkable spaces and the trail connections. The trail connections should provide access to Hungry Hollow trails.

Major Institutional Areas, Schools, Library and Community Centre:

Participants provided the following comments regarding the Sustainable Design Guidelines for the Major Institutional Areas, Schools, Library and Community Centre:

- The community centres, splash pads and playgrounds identified in the Plan are really good ideas for this community.
- There should be sufficient parking available in the commercial areas
- Concerned that there might not be a need for another library since the Downtown Georgetown Library is not too far from the area.

Core Commercial Area:

The following comment was received regarding the Sustainable Design Guidelines for the Core Commercial Area:

 The adjacent buildings to the core square should also incorporate best practices in design with quality materials to ensure safety and longevity.

Transportation Plan:

The following comments were received regarding the Sustainable Design Guidelines for Core Commercial Area:

- A buffer of green space should be kept along roadways to accommodate future growth in surrounding and existing areas.
- Traffic lights are needed to access Trafalgar Road. The future four lane road will be dangerous particularly with vehicles speeding and all the heavy trucks.
- The primary traffic corridor should be separated from the community core. Having a primary corridor near the community traffic area would increase safety and traffic flow concerns.
- The plan should look at ways to mitigate traffic volume, speed and ensure pedestrian safety at the intersection of Eighth Line and Miller. A round-about should be built for that intersection in order to improved traffic flow in all directions and reduce traffic speed. It is proven to be safer, more efficient and to improve the flow of traffic.
- Eighth Line is not equipped to accommodate the increase in traffic that construction and Major Commercial expansion will cause. If there are plans to widen Eighth line they should be expedited and additional street lights and signage should be added for safety.

High Density Residential and Mixed Use Areas

Participants provided the following comments and questions regarding the Sustainable Design Guidelines for High Density Residential and Mixed Use Areas:

- Would like geothermal heating/cooling incorporated in all dwellings.
- The style of architecture should be in keeping with the feel of an old historical town like Georgetown. Quaint, warm and inviting with a cozy feel would be better suited in this area.

Major Commercial Area:

The following comments were provided regarding the Sustainable Design Guidelines for the Major Commercial Area:

- Would like to know the total number of houses by type (semi-detached, townhomes and detached homes) proposed to be built in this community.
- The community should be built using the best quality building material, including natural materials, to ensure longevity. Attention should be given to detail on all facades.
- Zoning should allow maximum space used for residential use and low density homes should be zoned to include possible secondary units (i.e., Basement apartments)
- Suggestion to plan for additional places for entertainment, such as coffee shops, a movie theatre, and more restaurants*.

Land Use Plan and Permitted Uses:

The following comments were provided regarding the Sustainable Design Guidelines for the Major Commercial Area:

- This community should provide affordable housing opportunities and a mix of housing options, including purpose built rentals*. Provincial Regulations for Inclusionary Zoning now allows municipalities to force developers to include affordable housing units in residential developments. Inclusionary Zoning should be implemented in the community to increase affordable housing options in the Town.
- The Plan does a good job at balancing the small-town feel that existing residents of Georgetown value, while incorporating some additional amenities (community centre, library, new town square, and more retail) that are needed to engage the growing number of children and young adults in the area*.

Local Commercial Areas:

Participants provided the following comments regarding the Sustainable Design Guidelines for the Local Commercial Area:

- In general, participants liked the core model*.
- The plan should consider the health/wellness needs of nature connections and access to natural space.
- Areas should be designed specifically for live/work balance.
- There should be greater focus on natural space and less focus on low rise residential.

Other Comments:

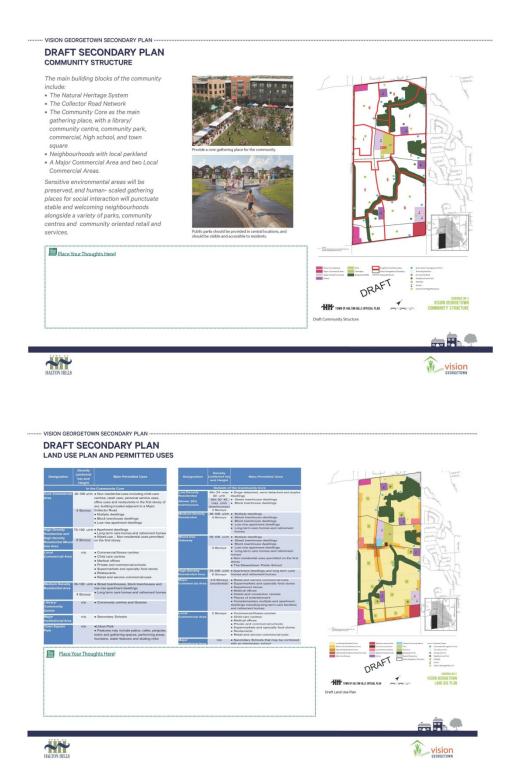
- The Plan continues to include our property in the NHS. This should be addressed as per previously submitted concerns sent to Town
- Many rural homes adjacent to Vision Georgetown are without affordable, reliable internet. The Town should urge the telecommunication companies that will serve Vision Georgetown to also provide affordable and reliable internet to the neighbouring rural

- residents. This would help mitigate the rural areas on the fringe getting all the negative consequences of development(traffic, pollution, noise, disturbances, debris on road, etc.) but none of the benefits (internet, water, gas, etc.).
- Vision Georgetown needs to be expedited to ensure that job opportunities, schools, community centres and other amenities are provided in the Town*. The Municipality will benefit from the development revenue and residents will benefit from having a variety of amenities closer to home like our neighbours in Oakville and Milton. Change should be embraced. Resisting inevitable change will simply leave us in a position of not being prepared.
- There is nothing new in this plan and there is still no allowances made for a dog park.
 With all these extra people coming in, in the future, there should be a dog park in the area.
- Concerned with the changes that may be forced by the Southwest Georgetown Landowners Group which may alter the proposed Secondary Plan.

What Happens with the Feedback?

Staff will consider the feedback received at the April 17, 2018 meeting and during the online consultation period on Let's Talk Halton Hills to refine the proposed secondary plan policies and prepare a final recommended Secondary Plan. The Secondary Plan will be brought forward to the Planning, Public Works and Transportation Committee Meeting and Council in early-July. If adopted by Council, the Secondary Plan will be forwarded to the Region of Halton for review and approval.

Appendix A-Display Panels Vision Public Open House (April 17, 2018)





··· VISION GEORGETOWN SECONDARY PLAN ··

SUSTAINABLE DESIGN GUIDELINES CORE COMMERCIAL AREA

The Core Commercial Area is situated along the north side of Street C, near the intersection of Street A, in the core of the Vision Georgetown community. It may include small-format main street-style commercial and mixed use buildings including child care centres, retail uses, personal service uses, office uses and restaurants with residential uses on upper storeys. They should line the street edge with heights ranging between 3 to 4 storeys.











····· VISION GEORGETOWN SECONDARY PLAN · SUSTAINABLE DESIGN GUIDELINES MAJOR INSTITUTIONAL AREAS, SCHOOLS, LIBRARY AND COMMUNITY CENTRE Major Institutional Uses and Schools are situated along the length of Collector Roads, and are distributed throughout the Vision Georgetown community. A combined Library and Community Centre is situated at the intersection of Streets A and C. All Institutional Uses are to incorporate the highest standard in architectural and sustainable design, and will seek opportunities to co-locate and share facilities and amenities with complementary uses, including Neighbourhood Parks. Place Your Thoughts Here!

VISION GEORGETOWN SECONDARY PLAN

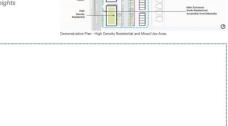
SUSTAINABLE DESIGN GUIDELINES HIGH DENSITY RESIDENTIAL AND MIXED USE AREAS

High Density Residential and Mixed Use Areas are situated along either side of Streets A and C in the core of the Vision Georgetown community. High Density
Residential Areas are also situated
along the north side of 10th Side Road,
near the intersection of Street A, in the
southern-most portion of the Vision Georgetown community. They may include apartment dwellings, long-term care homes, and retirement homes. Where mixed use is permitted, they may also include retail uses, office uses and restaurants on the first storey. They should line the street edge with heights ranging between 4 to 6 storeys.

Place Your Thoughts Here!









vision





...... VISION GEORGETOWN SECONDARY PLAN -

SUSTAINABLE DESIGN GUIDELINES

LOW DENSITY RESIDENTIAL AREAS / MEDIUM DENSITY RESIDENTIAL AND MIXED USE AREAS

Low Density Residential Areas are situated within the interior of residential neighbourhoods throughout the Vision Georgetown Community. They may include a combination of detached and semi-detached single family wellings, as well as Townhouses comprising a maximum 20% of low density development, with landscaped setbacks and heights ranging from 1 to 3 storeys.

Medium Density Residential and Mixed Use Areas are situated at key intersections along the lengths of Arterial and Collector Roads, at the edges of neighbourhoods throughout the Vision Georgetown community. They may include a combination of conventional townhouses, stacked and back-to-back townhouses, and low-rise apartment and mixed use buildings with heights ranging between 2 to 4 storeys.

















VISION GEORGETOWN SECONDARY PLAN

SUSTAINABLE DESIGN GUIDELINES MAJOR COMMERCIAL AREA

The Major Commercial Area is situated at the southeast corner of the Vision Georgetown community. It may include small and large-format commercial buildings including supermarkets, retail stores, medical offices, places of entertainment, restaurants, child care and fitness centres, apartments, long-term care facilities and retirement homes. They should frame adjacent streets and surface parking areas with active uses and multiple entrances, dedicated pedestrian walkways and landscaped medians, green roofs, and landscaped screening elements. The Major Commorcial Area is planned to accommodate future residential development within and surrounding the Vision Georgetown community.

















PUBLIC MEETING-2018-0003

VISION GEORGETOWN SECONDARY PLAN

Minutes of the Public Meeting Committee held on Monday, May 7, 2018, 6:26 p.m., in the Council Chambers, Town of Halton Hills Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor B. Lewis chaired the meeting.

Councillor B. Lewis advised the following:

Amendment pertaining to the Vision Georgetown lands. The Councillors are here to observe and public with the opportunity to ask questions or to express views with respect to the Official Plan The purpose of this Public Meeting is to inform and consult with the public, and to provide the listen to your comments; however, they will not make any decisions this evening. As the Chair, I am informing you that when Council makes a decision regarding whether or not to adopt this Official Plan Amendment, if adopted, it will be forwarded to the Region of Halton for provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal. approval. Should you disagree with the decision of the Region of Halton, the Planning Act

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 to the Local Planning Appeal Tribunal. In addition, if a person or public body does not make oral adopted, the person or public body is not entitled to appeal the decision of the Region of Halton the proposed Official Plan Amendment is adopted, the person or public body may not be added Please note that if a person or public body does not make oral submissions at a public meeting submission at a public meeting, or submit written comments to the Town of Halton Hills before or written submissions to the Town of Halton Hills before the Official Plan Amendment is staff regarding further information on the appeal process.

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

The format of this Public Meeting is as follows:

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

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

SPECIFIC PROPOSAL

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

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Nick McDonald, Meridian Planning Consultants, to come forward to explain the proposed Official Plan Amendment.

Collaborate. Tonight the Town of Halton Hills is consulting with you, the public, and providing an opportunity for you to share your views, values and opinions on the proposed Secondary Plan. N. MacDonald advised that the Statutory 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

strategies that support the proposed secondary plan. He explained the purpose of the secondary plan, vision, guiding principles and best practices in Ontario that were used to shape the N. MacDonald provided an overview of the documents including plans, studies, guidelines and secondary plan.

Page 109 of 472

He explained the community structure schedule shows how the community will be designed and planned, noting the proposed placement of the natural heritage system, collector road network and community core.

use designations including; low density, medium density, high density, parks, schools, mixed use N. MacDonald provided an overview of the land use plan highlighting some of the proposed land gateway, major commercial area and local commercial areas.

connecting the natural heritage system, community core, community facilities and other nodes. It was noted that complete streets and modified grid pattern on local roads are being used to The Transportation schedule was also displayed highlighting a continuous trail system achieve the transportation objectives.

is proposed to include town square commercial, library/community centre, high school, parks and placement of major commercial, local commercial and the placement of parks and schools were area that are already proposed through capital forecasts. He explained that the community core planned including turning lanes, traffic signals, stop signs and identified road widenings in the high density residential. The proposed residential uses outside of the community core, the N. MacDonald highlighted the draft transportation assessment and the key improvements also highlighted Affordable housing is to be met by setting a target of 30% of new housing units being affordable and the proposed secondary plan provides a mix of housing types, lot sizes and tenures for all household types to help achieve this requirement.

required for heritage resources within the study area. Conservation principles will apply, and the A heritage assessment has been conducted and recommends that heritage impact studies are first choice for preservation would be to retain in place and if not possible then to investigate other options.

N. MacDonald concluded by explaining the implementation of the proposed secondary plan and the next steps.

(PowerPoint presentation on file in the Clerk's Office)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons who had questions, required further clarification or information or wished to present their views on the proposal.

The following persons came forward:

Robert Dragicevic of WND (Walker, Nott, Dragicevic Associates Limited)

Group (Georgetown Country Properties Ltd., Lormel Developments (Georgetown) Ltd. & Ozner R. Dragecivic came forward stating that he represents the Southwest Georgetown Landowners Corporation, Neamsby Investments Inc., Shelson Properties Ltd. & Coryville Construction Ltd., 2108393 Ontario Ltd., 2108394 Ontario Ltd. & Barrhaven Place Inc.).

process and that a number of the principles in the draft secondary plan are generally acceptable R. Dragicevic stated that his clients continue to cooperate with the town and town staff on this creation of school/park campus, location of the major commercial area and local commercial to the Southwest Georgetown Landowners Group including the north-south collector road areas and components of the community core as a diverse mix of uses.

the community core, design and alignment of the natural heritage system, number and location of R. Dragicevic also stated that his clients have elements that are of concern including; location of stormwater management facilities and corridors, that the land use plan has not been evaluated delineation of the natural heritage system is not agreed to by the Southwest Georgetown with detailed land budget estimate which may result in further modifications and that the Landowners Group.

The Southwest Georgetown Landowners Group request that the following modifications be made elementary/secondary school campus to the west to a more centralized location; recognition of and corridors, policies that provide sufficient flexibility to the delineation of the natural heritage the need for flexibility in the design, number and location of stormwater management facilities prior to the finalization of the Vision Georgetown Secondary Plan, including; relocation of the community core and major collector road to the north, repositioning of the combined

Page 110 of 472

system and appropriate change to the land use plan to reflect resolution of the issues related to stormwater flows along the east side of Trafalgar Road.

The Southwest Georgetown Landowners Group will make a further submission by the deadline.

Gary Meltzer, Resident of Halton Hills

- G. Meltzer stated that he is a resident of Eighth Line and has attended most of the meetings with regard to Vision Georgetown. Throughout the process Mr. Meltzer noted that there has been no mention of the effects to the existing residents of the area and that there should be a financial impact assessment.
- bone of contention for landowners and developers. He also stated that with 18,000 more people which is an increase of about 30% of the existing population of Halton Hills, there is no way to G. Meltzer noted that the Eighth Line is consumed with the natural heritage system which is a project what is going to happen.
- G. Meltzer noted that traffic is already congested and that it is next to impossible for him to leave his driveway now what will happen with the increased population.
- Mr. Meltzer stated that there has been no mention of protecting the rights and security and future of those already living in the area and therefore there is insecurity for those already living in the

FINAL COMMENT FROM STAFF

Page 111 of 472

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

adoption of the Draft Secondary Plan will be brought before the Planning, Public Works and Transportation Committee on June 26, 2018 and will be before Council for final adoption on July received by May 18, 2018. The report responding to all comments and recommending Council Linhardt noted that the deadline for all comments on the Draft Secondary Plan are to be

CONCLUSION OF MEETING

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

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

If you wish to make a written submission, the deadline for comment is May 18, 2018.

The meeting adjourned at 7:12 p.m.

Comments on the Draft Secondary Plan

Public		
Eleanor Young (Member of the Vision Georgetown Steering Committee) May 18, 2018		
General	Guiding Principles are well integrated into the plan.	Comment noted.
	Would have appreciated Steering Committee meetings to be	Comment noted.
	more consultative workshops rather than status updates.	When meeting with the Committee we tried to balance providing project updates, consultation with the committee and seeking input from the committee members on our proposed consultation approach at public workshops.
		We will keep this in mind as we develop the role and function of future steering committees for other long range planning projects in the Town, which will be guided by the Town's recently developed Community Engagement Charter.
Natural Heritage System (NHS)	Concerned that buffers have not been finalized however recognize that Environmental Implementation Reports are to be done in next stage to confirm buffers. Concerned that the waterway along Trafalgar Road has not	The Subwatershed Study recommends a variable buffer approach establishing appropriate buffers supported by detailed analysis, based on the sensitivity of the feature being protected and the anticipated impact from the adjacent land use, at a Secondary Plan level of detail. However, since the specific land use is not known until the development stage, the subsequent Environmental Implementation Report will confirm the buffers required based on specific circumstances.
	been resolved.	The revised Schedule H6-2 identifies the drainage feature along Trafalgar Road as a Stormwater Conveyance Channel, sized based on the results of the studies undertaken to appropriately address the flooding in the south west area.
Transportation	Happy to see the emphasis on active transportation and interested to see how the details will be worked out. References the 2015 memo on pathways prepared by some Steering Committee members.	Schedule H6-3 identifies a comprehensive multi-modal transportation network including dedicated bike lanes, multi-purpose pathways, and local connections through parks, schools, SWM ponds and local streets to ensure connectivity to all the residential neighbourhood areas, the Community Core, and community anchors. Implementation of the Secondary Plan and complementary Sustainable Design Guidelines will implement the objectives as outlined in the 2015 Pathway memo prepared by members of the Steering Committee.

		Conducte L to Report 1 Lo Lote 6001
Community Core	Supportive of the Community Core and concerned about the landowners reluctance to include the Core Commercial designation. Feels that the Community Core is critical to building community.	Comment noted. The Core Commercial Area designation remains in the Secondary Plan as an integral component of the Community Core.
Storm Water Management (SWM)	Concerned that scale and location of SWM ponds has not been finalized to ensure the community is ready for climate change.	A Storm water Plan has now been completed which identifies the preliminary locations and sizes of the SWM ponds. The locations have been shown conceptually on Schedule H6-2.
Energy Conservation	The plan leaves the door open for district energy but recognizes limitations with respect to lack of scale. Would like to ensure the plan considers new and emerging technologies. One example provided is the Integrated Community Energy Harvesting System, which is being studied by McMaster, Carleton and other industry partners.	Policies in the Secondary Plan implement the findings of the Energy Master Plan (updated in 2018) which include continuing to investigate the feasibility of a combined heat and power system for the Core area of Vision Georgetown. The Secondary Plan also allows for consideration of new technologies in energy conservation that may be available as the plan progresses.
Sustainable Design Guidelines	Appreciate the level of detail and emphasis on LEED and other desirable features.	Comment noted.
John and Elaine Hodgson May 16, 2018		
Natural Heritage System	Concerned about the removal of a block of NHS along the Eighth Line across from Eaton Street and Foxtail Crescent. The resident was advised by Town staff that the trees in the woodlot are invasive however there are a variety of trees and wildlife growing within the forest block.	reforestation in targeted areas around Block D were determined to be more beneficial to the overall Block D woodland than maintaining the portion of the Block D woodland that is primarily made up of black locust trees. The targeted reforestation areas benefit habitat for forest interior bird species
	Concerned that the forested area to be removed is an important natural heritage area where there is an abundant wildlife habitat in existence.	
	Requests that the Town revisit the secondary plan in order to look at protecting the NHS and finding an alternative to removing this forested area.	

Elaine Hodgson June 9, 2018		Constant Le Ropert Le La 10 doct
Natural Heritage System	The "black locust" woodland contains many other species of trees and wildlife within the "2.4 ha" of forest that the builder would like to remove. This is not just a black locust woodland, it is an entire eco-system.	See response above.
	Given the entire land development area for the Secondary Plan is over 300 ha (approximately), once you start calculating out the actual amount of land that is to be developed in comparison with the area of existing forest that is slated to be destroyed, it makes absolutely no sense that the Town of Halton Hills would consider removing a forested area when there is so much other available land to build on.	As addressed in detail in the Secondary Plan, the amount of land required for public uses, including schools, storm water facilities and natural heritage system has resulted in a very constrained supply of land (less than 50% of the total) on which to locate the growth the Town is required to accommodate in this area. The proposed Natural Heritage System is part of a Secondary Plan that appropriately balances natural heritage system protection with other land use planning objectives.
	Is it possible to consider an alternate plan where the builders could build around the forest?	
Katrina and Reece Keeler May 23, 2018		
Natural Heritage System	Identifies concerns about the along Eighth Line across from Eaton Street and Foxtail Crescent which has been referred to as the black locust woodlot and that this block of the NHS is slated for destruction.	See response to comments above.
	Aware that neighbours are voicing concerns about this area as well and that the neighbours have been advised that the trees in the woodlot are invasive but there are other other natural occurring non-invasive vegetation, trees and an abundance of wildlife within this block.	
	Removing specific invasive species and leaving the woodlot intact to replenish itself naturally would be acceptable but not removing an entire habitat of animals, birds and even deer.	
	It would be unethical to remove an important natural heritage area where there is an abundant and thriving wild life habitat.	
	If you stand at the end of Eaton St, facing 8th line, you can clearly see this entire area down to 15th Sideroad is thriving; to	

		Ochedule E to Report i E0-2010-0091
	put development in this area would go against Habitat Protection. As per the current plans, a very large section of this area will be removed to allow for medium high density residential area. This is simply unacceptable.	
	Can you please advise if the secondary plan can be revisited to address the concerns of Georgetown residents to protect this NHS and find an alternative to removing the forested area?	
MasonryWorx Andrew Payne May 18, 2018		
Urban Design Policies	Recommends that secondary plan policies for Vision Georgetown be supported with robust external Urban Design Guidelines which address materiality as well as other important design concepts, including massing and streetscaping.	Policies included in the Secondary Plan address urban design and in addition Sustainable Urban Design Guidelines address the design elements raised in the correspondence.
Arnold Foster Re: DG Farms Inc. 823 Trafalgar May 18, 2018		
General	Land use designations and road patterns on the Vision Georgetown Secondary Plan have been relatively consistent in all of the iterations of the Land Use Plan put forward by the Town and presented to the public.	Comments noted.
	Their client is generally supportive of the proposed land use designations and policies related to the public lands including the mix of low, medium and high density residential uses.	
	Although the subject lands have a disproportionate amount of Community Lands in comparison with other lands in the Secondary Plan Area, their client has no objection to the proposed Major Institutional and Park designation in the proposed configuration.	The "community lands" (i.e. public uses including community park, library/community centre and high school) on 823 Trafalgar Road is a result of the location of the property in the centre of the Secondary Plan Area, and the desire on the part of the public, Council and project team to create a Community Core in Vision Georgetown, anchored by a number of public uses. The revised plan continues to show community lands on the subject
	They reserve the right to make further submissions and to address the submission made by other interested parties when the matter is brought back before Council.	parcel, but also introduces more medium and high density residential as a result of a more linear north-south Community Core focused at the intersections of both Street A and B and Street A and C.

Gary Meltzer
10512 Eighth Line
Feb. 26, 2018

Natural Heritage System

Three land use concepts for Vision Georgetown that were presented in April 2014 did not identify NHS on his property.

In the November 2017 draft concept, the plan reflects study information by AECOM and aerial photographs that show water course movement and identifies a large portion of 10512 Eighth Line as NHS. In the opinion of Mr. Meltzer, the Subwatershed Study reflects only a snapshot and an incomplete picture of the watercourse (Tributary C) that traverses the property.

Mr. Meltzer advises that the flow and sometimes pooling of water on his property is a result of the adjacent farmer cutting through a natural rise in the landscape to divert water from the farm property onto Mr. Meltzer's property as well as the downstream culvert on the east side of Eighth Line is clogged.

Mr. Meltzer is of the opinion that the two factors referenced above have resulted in an incorrect assessment of the stream on his property. He asks that a longer study (24 months) be commissioned to provide a greater degree of accuracy.

Mr. Meltzer also references the south west area of the study area where the 2014 concepts show a large floodplain in the area with is redirected to the corridor along Trafalgar Road to maximize developable land. Given that this area is larger and was permitted, Mr. Meltzer is of the opinion that this should justify the movement or removal or floodplain on his property.

Tributary C is considered to be a headwater drainage feature (HDF) because it does not have permanently flowing water but does convey surface water at different times during the year and during rainfall events.

The upstream portion of Tributary C (within the woodland) was identified for 'conservation' in the Subwatershed Study. This requires that the downstream segments of the stream must be consistent and treated as 'conservation' therefore the portion on Mr. Meltzer's property must remain an open channel. Also the culvert across the road from 10512 Eighth Line is a fixed point that the channel must connect to which limits any opportunities for relocating the stream.

In a meeting with Mr. Meltzer, Town staff and the consultant team committed to taking a closer look at the boundaries of the Natural Heritage System on the subject property as it appears that there may be an opportunity to somewhat reduce the Natural Heritage System on Mr. Meltzer's property and the property behind it. The project team also committed to having a further discussion with Conservation Halton and the Region of Halton regarding Tributary C.

This review and consultation will take place over the summer months and any revisions could be incorporated as part of any modifications to the Plan as part of the Regional Secondary Plan approval process. To reflect this situation, a policy has been added to the Secondary Plan specifying the additional analysis to be undertaken by the Town, and the area subject to the policy has been identified on Schedule H6-2.

Southwest Georgetown Landowners Group Arutip Engineering Limited May 18, 2018 and June 12, 2018

Correspondence reiterated comments provided in the letter submitted at the Statutory Public Meeting dated May 7, 2018 which included:

 Relocate the Community Core onto Street B, and make Street B the Major Collector Road to provide a continuous connection into the existing neighbourhood east of Eighth In response to comments submitted by the Landowners Group, some revisions are proposed to the Secondary Plan policies and land use schedule as follows:

• redistributing land uses within the Community Core in a manner that better takes advantage of both of the intersections of the east west

	Line;	collector roads and Street A;
	 Reposition the combined elementary/secondary school campus to the west to the intersection of Street A and 10 Side Road to be in a more centralized location; Introduce policies in the Secondary Plan that provide for 	 relocating the combined elementary/secondary school campus to the west; and, introducing some policy flexibility related to refining aspects of the
	flexibility in the design, number and location of SWM facilities and corridors which will be confirmed through the future preparation of the required Environmental Implementation Report;	plan through more detailed environmental implementation reports including Stormwater management facilities and the Stormwater conveyance channel in the south west quadrant of the plan.
	Provide policies in the Secondary Plan that provide sufficient flexibility to the delineation of the NHS to reflect the results of a future Environmental Implementation Report; and,	
	 Appropriate changes be made to Land Use Plan to reflect the resolution of the issues related to stormwater flows along the east side of Trafalgar Road. 	
	A number of comments provided are regarding these comments.	
	In the June 12, 2018 letter, the landowners state that based on the previous correspondence that they provided on the Town's Draft Secondary Plan, they do not believe that the Town's draft Secondary Plan is consistent with the Provincial Policy Statement (PPS) or in conformity with the Growth Plan or the Halton Region Official Plan.	Comments from the landowners group do not specify why they feel the draft Secondary Plan is not consistent with the PPS or in conformity with the Growth Plan or the Halton Region Official Plan therefore staff is unable to respond directly to specific issues. However, as outlined in the staff report, it is the position of staff and the consultant team that OPA 32 is consistent with the PPS and conforms to the Growth Plan and the Regional Official Plan.
Preamble	A number of revisions were proposed which include referencing the Subwatershed Study Addendum in the Secondary Plan	Agree.
	Revise the maximum height for high density from 6 storeys to 12 storeys	Disagree - Maintaining a maximum height of 6 storeys in Vision Georgetown was a key item that the public identified as being important throughout the planning process for Vision Georgetown.
	Desiring to ONAM malining that the first state of t	Agree.
	Revisions to SWM policies that allow for innovative and	

	contemporary technologies, located to maximize efficiency and be combined wherever possible	
Minimize Land Consumption	A general theme in the comments about minimizing land consumption with respect to storm water management (SWM) ponds, recreational and community uses,	Agree.
General	Remove reference to enhancement and buffer areas as being part of the NHS	Disagree – this is a requirement of Region Official Plan policy.
	Remove the policy regarding the necessity to adapt to and mitigate the impact of climate change	Disagree – the project team is not in agreement with removing this policy, as consideration of climate change is a requirement of the Provincial Policy Statement and Growth Plan, as well as the Town's own policy documents.
	Remove the requirement that building construction in the Core shall include infrastructure that will support a future district energy system	Revised to say if it is determined that a combined heat and power (CHP) facility is feasible, that the buildings in the subject area provide infrastructure necessary to connect to CHP.
	Remove policies that require LEED certification	Policies have been revised to clarify that all development must be in accordance with the most current version of the Town's Green Development Standards, while encouraging the pursuit of LEED certification.
	Remove policies that require buildings to have a distinct base, middle and upper portion to maintain a pedestrian friendly environment	Removed and replaced with policies regarding articulating the different segments of high density development, given the maximum height of 6 storeys in Vision Georgetown.
	Remove the Core Commercial Area designation in the Community Core including removal of associated policies	Disagree - maintaining the provision of a small amount of commercial within the Community Core was an item of importance to the public throughout the planning process for Vision Georgetown, and is viewed as an important aspect contributing to the future success of the Core.
	Remove reference to minimum site sizes for Local and Major Commercial Areas	Disagree – continue to include the approximate size for Local and Major Commercial to ensure an adequate amount of commercial uses are provide in the Secondary Plan area, an important guiding principle of the Secondary

		Ochodalo E to 1000011 EO 2010 0001
	Remove reference to the long term intent for the Major	Plan.
	Commercial Area to be serviced by underground or structured parking and the need to develop a Comprehensive Development Plan for this block to show how it can develop over time	Revised slightly, but the requirement that a Comprehensive Development Plan be prepared that considers the ultimate provision of structured parking on the site remains in the Secondary Plan.
	Permit community gardens in the NHS	Agree.
	Propose that the maximum height for high density be increased to 12 storeys and increase the maximum density from 150 units per net hectare to 200 units per net hectare. Also recommends that the minimum building height be increased from 4 storeys to 5 storeys	Disagree with height increase for high density to 12 storeys, but agree with density increase to accommodate densities for retirement homes that typically have smaller units than a traditional apartment building.
	Propose that medium density be increased from 100 units per net hectare to 120 units per net hectare and that the height should be revised from a maximum of 4 storeys to a height of 2 to 6 storeys	Disagree with height increase for medium density but agree with increasing the maximum density to 120 units per net ha.
	Increase the percentage of townhomes permitted within the Low Density Residential Area from 20% to 30% and increase the maximum density for Low Density Residential from 30 units per net hectare to 40 units per net hectare and the townhomes within this designation from a maximum of 45 units per net hectare to 50 units per net ha	Revised to permit a maximum of 25% of homes within Low Density Residential designation to be townhomes and increased the maximum density for townhouses to 50 units per net ha.
Natural Heritage System Section H6.12.7	Remove policy section regarding creation of new wetlands or woodlands as an enhancement, remove reference to establishing linkages and that a clause be included that states that enhancements contribute to reduced buffer widths as per the buffer framework.	Disagree – this is implementing the Subwatershed Study
Subwatershed Study Section H6.13	Recommend that this Section reference the Subwatershed Study Addendum as well as the May 2017 Subwatershed Study.	Agreed. This has been added.
000001110.10	Revise the buffer range be changed from a 15 m minimum to a 10 m minimum and removes reference to the final buffer widths	A change has been made to reflect the contents of the Subwatershed

		Concadio E to Report 1 Ed 2010 0001
	being determined through the EIR.	Study.
	Remove reference to the NHS as concluded by the SWS being final and instead includes a new policy that the NHS can be revised based on the conclusions of an EIR.	Disagree. The Subwatershed Study contains detailed analysis that supports the finalization of the NHS at this stage, subject to some refinements at the development stage supported by a satisfactory EIR.
	Include policies that permit the boundaries of SW Floodplain Channel being subject to a further Environmental Implementation Report.	Agreed. Policies have been included in Section H6.12.9.
Road Network Section H6.14	Recommend a minimum of 14 metres for window streets and 7.5 metres for lanes Limit roundabouts to collector roads.	Agree, however policy requires submission of a plan that demonstrates that a 14 metre right of way width for a window street is appropriate.
Parkland	Remove policies regarding how parkland will be calculated and	Disagree. The Secondary Plan states that dedication of parkland will be as
Section H6.16	should reflect an agreed upon amount of parkland as per a Master Parkland Agreement.	included in the Town of Halton Hills Official Plan, unless a different amount is determined through a Master Parkland Agreement.
	Provide more flexibility in park frontages on adjacent roads to state where feasible.	Disagree. It is important to maintain park frontages on adjacent roads to maximize visibility and accessibility to parks.
Phasing and Block Plans Section H6.17	Remove policies regarding phasing supporting provision of a range of housing types with a focus on medium and high density, the early development of retail and service uses required to support the new community and the requirement that Street A be constructed before no more than 50% of the area is developed.	Phasing policies maintain the need for early development of a range of housing types and maintaining that other retail, non retail and service uses included in early phases to be development ready. The 50% requirement has been deleted.
	Remove the requirement for preparation of Block Plans	Disagree. The Secondary Plan continues to require Block Plans to ensure coordination of plans of subdivision occurs for such matters as locating schools, parks and storm water management facilities. Additional clarity o the content of Block Plans has been provided.
Cultural Heritage Section H6.21	Remove that the principal heritage philosophy is to retain resources in situ to the maximum extent possible.	Heritage policies in Vision Georgetown have been provided in a manner that is consistent with the Heritage Conservation Strategy and policies recently adopted by Council for the Premier Gateway Phase 1B Secondary Plan.

Agencies		
Halton District School Board		
General Comments	Provides site locational and size criteria for new school sites in Vision Georgetown. Also encourages partnerships and ensuring all of the uses complementary to schools are permitted in Vision Georgetown.	Comments noted and addressed in Vision Georgetown Secondary Plan.
Guiding Principles	Would like Guiding Principle #6 to be amended to include institutional uses as necessary to be provided in a timely manner.	Guiding Principle #6 was established by Council and the community to address the need to provide timely retail within the new community. It is not the appropriate place to include the timely provision of schools.
Community Structure Section H6.4	Further discussion is necessary on the proposed elementary school on the north side of Street B, west of Eighth Line and the relationships between the Local Commercial Area, heritage resource and neighbourhood park and associated traffic.	Comment noted. This can be addressed during the Block Plan and/or draft plan of subdivision approval process.
	Revise Section 6.4 f) to include "support design opportunities to maximize its potential to become walk-to schools and support of non-vehicle transportation to schools."	Section 6.4 f) is regarding community structure and the key elements provided in the plan and not the appropriate location to include design objectives related to walkability etc.
	Two elementary schools are shown close to cultural heritage resources. School boards are limited on how to address heritage features given the Ministry funding formula.	Comment noted.
Implications of Planned Density on Built Form Section H6.6	Supports on street parking in key locations for school sites and also supports on-street lay-by bussing lanes for school sites.	Agreed. Lay-by lanes included in this policy.
Built Form and the Private Realm Section H6.9	Supports the general principles in Section H6.9 and seeks to make new facilities energy efficient and sustainable to the maximum extent possible.	Comment noted.
	The Board is not supportive of requiring LEED Certification for new schools. Given the limited budgets for new schools, the cost of certification is better used for educational programing space and other sustainability initiatives.	Policies have been revised to clarify that all development must be in accordance with the most current version of the Town's Green Development Standards, while encouraging the pursuit of LEED certification.
Community Core	HDSB supports the creation of a Community Core, the	Comments noted.

		Concadio E to Report 1 Ee 2010 6001
Section H6.10	integration of uses and housing types and the opportunity to share facilities.	
	Supportive of the secondary school site located next to the Library/Community Centre.	Agreed.
	Amend Section H6.10.1 to include secondary school.	This section is referencing users more than uses and this comment is covered through referencing students.
Collector Road Network and Roundabouts	Schedules should identify road names to correspond with the policies.	Agreed.
Section H6.14	Should roundabouts be proposed, the HDSB would like to be consulted with as roundabouts can sometimes be problematic from a safety perspective if close to a school site.	Agreed.
General Parkland Siting Criteria Section H6.16	Requests that the Town consider creating a park adjacent to Stewarttown P.S. which would support the criteria in this section and the Board's preference for school sites to be located adjacent to parks.	Given the size of the Stewarttown School site and available green space on site, and also that Stewarttown School is not serving students from Vision Georgetown, the project team has not located a park adjacent to Stewarttown School. Also considered was the long-term vision for this site as articulated in the Gateway designation on the property.
	Amend Section H6.16.5 to specifically reference playfields as shared facilities.	Agreed.
	Would like language included in this section that encourages coordination and ongoing discussion on shared amenities, which recognizes that sometimes the school has afterschool activities that limit parking for park uses.	This matter is not appropriate to be included in a Secondary Plan, and should be addressed through a separate discussion with staff from Recreation and Parks, and could be considered as part of any future reciprocal agreement.
Phasing Section H6.17	Amend Objective g) to directly support the early development of schools sites to support the residents in the new community.	Agreed.
GGGGGTT 10.17	Add a policy requiring school blocks to be located entirely within a single development application.	Disagree. While this may be possible for Elementary School sites, due to the size of the Secondary School in the Community Core it isn't possible to locate it within one property owner and therefore one development application.
	Many school sites in Georgetown are at or close to capacity and therefore request that school sites are included in the first phase	Comment noted. A phasing plan is to be developed as per policies contained in the Secondary Plan.

		Concadio E to Nopoli i Ec 2010 0007
	of development.	
	It is the intention of the school board to purchase school blocks as they are registered and then apply for Ministry funding to build the new schools.	Comment noted.
Design Guidelines	Generally supportive of the general principles of the Design Guidelines, however the Board has their own school siting and design guidelines for new schools. Where funding permits, the Board will be able to address design details in the guidelines.	Comment noted.
Halton Catholic District School Bo	ard	
General Comments	Provides site locational and size criteria for new school sites in Vision Georgetown. Encourages partnerships and ensuring all of the uses complementary to schools are permitted in Vision Georgetown to maximize linkages to the community and opportunities to share facilities.	Comments noted and addressed in Vision Georgetown Secondary Plan.
	Requests that school blocks be placed in earlier phases of development to ensure the board has access to sites in a timely manner.	Comment noted. A phasing plan is to be developed as per policies contained in the Secondary Plan.
	Halton Catholic Board requests that the Town review the current parking requirements for schools in the Zoning By-law as the current standard is quite high and a reduction could have the impact of reducing schools site sizes.	Comment noted.
Secondary School Accommodation Needs	Reiterates the need for a secondary school site in Vision Georgetown and continues to explore the opportunity to locate and elementary school and secondary school on one site.	Comment noted.
	Generally prefer the location of the combined elementary secondary school site at the intersection of Street D and Eighth Line in proximity to Gellert to maximize partnership opportunities.	Comment noted. Planning staff and the consultant prefer the location at the intersection of Street A and 10 Side Road for the reasons outlined in the main body of the report and the attached memo outlining proposed changes to the Secondary Plan.
	A response to the letter provided by Mr. Robert A. Dragicevic on behalf of the South West Landowners Group requesting that the combined elementary secondary school site be relocated westerly is provided below.	Comment noted.

		Contradic E to Report 1 EG 2010 0007
Community Hub Designation	Include 'community hub' as a permitted use on all elementary and secondary schools sites as well as other publicly funded institutional sites that allows for the range of uses beneficial in a hub as well as as-of-right zoning for these uses.	Instead of referencing 'community hub' as a permitted use, the Plan was revised to permit public service uses in all commercial designations.
Community Structure	Section 6.4 will need to be updated if the combined	Agreed. Section 6.4 has been updated.
Section H6.4	elementary/secondary school site is relocated westerly. If the site stays at Street D and Eighth Line, the Board would like to ensure safe crossing to the commercial to the south as well as opportunities to share parking.	
	Further discussion at the draft plan stage is necessary regarding the relationship between the elementary school site, the Local Commercial Area, heritage resource and neighbourhood park.	Agreed.
	Fully supports the number and general location of the school sites on Schedule H6-2.	Comment noted.
	Two elementary schools are shown close to cultural heritage resources. School boards are limited on how to address heritage features given the Ministry funding formula.	Comment noted.
Implications of Planned Density on Built Form	Supports sharing of parking between schools, parks and adjacent uses where possible.	Comment noted.
Section H6.6	Underground or structured parking on schools sites may pose challenges to the Board due to high construction and ongoing maintenance costs.	Comment noted.
	Supports on street parking in key locations for school sites and also supports on-street lay-by bussing lanes for school sites.	Agreed. Lay-by lanes have been included.
Sustainable Development	Supports policies regarding sharing of facilities.	Comment noted.
Section H6.7		
Built Form and the Private Realm	Supports the general principles in Section H6.9 and seeks to make new facilities energy efficient and sustainable to the maximum extent possible.	Comment noted.
Section H6.9	Further discussion at site plan stage is required with respect to	

		Ochedale E to Report 1 E0-2010-0031
	strategies for protecting avian wildlife.	Agreed.
	Generally supports working with the community to create educational programs that benefit students and wider community subject to further consolation	Comment noted.
	Due to benchmark funding from the Ministry, the Board is requesting that the following be optional:	Comment noted. Policies have been revised to clarify that all development
	 Energy efficiency technology (beyond the existing Ontario Building Code) 	must be in accordance with the most current version of the Town's Green Development Standards, while encouraging the pursuit of LEED certification.
	LEED Certification	
	 Light coloured roofs and green roofs 	
	 Rain water harvesting systems, 	
	Planning to be 'grey-water ready'	
Community Core, Mixed Use Gateway, Major Commercial Area, Local Commercial Area	Asks that daycares, EarlyON Centres (drop in centres for caregivers and children), Adult Learning Centres and Community Hubs be permitted uses in the commercial areas proposed within the plan.	Public service uses are permitted in all commercial designations and would include the uses listed by HCDSB.
Sections H6.10, H6.11 and H6.12		
Major Commercial Area	Concerned that Adult Specialty Store is a permitted use	Comment noted. The combined elementary/secondary school site is no
Section H6.12	adjacent to a school site.	longer adjacent to the Major Commercial Area block, which is where an Adult Specialty Store is proposed as a permitted use.
Major Institutional Area	Support policies in Section H6.12.8 a)b) and c)	Comment noted.
Section H6.12	Regarding d) the board advises that they will seek to acquire the entire combined elementary/secondary schools site and apply to the Ministry to construct the elementary school as it will be required in advance of the secondary school.	Comment noted.
	Asks that daycares, EarlyON Centres (drop in centres for caregivers and children), Adult Learning Centres and 'Community Hubs' be permitted uses in the Major Institutional Area designation.	Public service uses have been added as a permitted use in the Major Institutional designation.

Road Network Section H6.14	Schedules should identify road names to correspond with the policies. Should roundabouts be proposed, the Board would like to be consulted with as roundabouts can sometimes be problematic from a safety perspective if close to a school site.	Agreed. Agreed.
Neighbourhood Park Section H6.16	Requests Section H6.16.5 be amended to specifically reference playfields as shared facilities. Section H6.16.6 a) centrally located parkettes can also serve as drop off/pick up locations for school bus routes when required.	Agreed. Potential for shared playfields acknowledged. Disagree that this matter is necessary to be included as part of a secondary plan policy.
Phasing Section H6.17	Revise objective g) to directly support the early development of schools sites to support the residents in the new community. Many school sites in Georgetown are at or close to capacity and therefore request that school sites are included in the first phase of development. It is the intention of the school board to purchase school blocks as they are registered and then apply for Ministry funding to build the new schools. The board generally supports the policies in this section	Agreed. Comment noted. A phasing plan is to be developed as per policies contained in the Secondary Plan. Comment noted.
Cultural Heritage Section H6.21	The Board is limited on how to address heritage features given the Ministry funding formula. Site BHR-14 is identified on the Land Use Schedule but not in the text. If the combined elementary/secondary schools site remains in the location at Street D and Eighth Line, the heritage resource will be a challenge to integrate within the school site.	Comment noted. This section of the Secondary Plan has been revised and municipal addresses used for cultural heritage resources Comment noted. The school site has been relocated.
Major Institutional Area	Should the Town consider relocation of the Major Institutional Area, the Board requests that it be located north of Street D and east of Street A and that the neighbourhood park also be relocated along Street D.	The revised draft land use plan proposes that the combined elementary/secondary school site be located on the north east corner of Street A and the 10th Sideroad. This location is considered appropriate since it would involve the locating of a significant public use on the major north-south collector road as well as at one of the gateways into the Vision Georgetown Community.

		Conductor to report 1 20 20 10 0001
	The board will require permissions to allow for a building height of 3 storeys (for the secondary school portion of the building)	Agreed.
	The site will need to facilitate access to the elementary school from collector or local roads.	Agreed.
	Supports the creation of a Community Core surrounded by a mix of uses and housing types and hopes to see sport and recreational facilities that can be utilized by the school communities at large for sporting events and activities.	Comment noted.
Design Guidelines	Generally supportive of the general principles of the Design Guidelines, however the Board has their own school siting and design guidelines for new schools. Where funding permits, the Board will be able to address design details in the guidelines.	Comment noted.
Credit Valley Conservation		
General	Credit Valley Conservation provided a number of comments (though track changes) on the draft Secondary Plan policies aimed at providing clarity, consistency in terminology and detail required to SWS requirements in the Secondary Plan.	Comment noted. These comments have been addressed through changes to the final Secondary Plan, where appropriate.
Subwatershed Study Section H6.13	Include the minimum area of the NHS within a the Secondary Plan	Agreed - the majority of comments provided by Credit Valley Conservation have been included in the revised Secondary Plan.
	Specify that a minimum of 2 ha of restoration will be provided for the black locust woodland removal.	
	Specify that a minimum of 6 enhancement areas, 9 infill restoration opportunity sites and several replication features are required to be created as outlined in the Subwatershed Study.	
	Include new subsections that outline the management strategy for the local linkage between Block C and D and the natural channel design for Tributary A respectively.	
	Include landscape enhancements as potentially being included within buffers and recognize that passive trails may be planned within buffer areas.	
	Provide more flexibility in to provide minor refinements to the	

		Schedule E to Report PLS-2018-0037
	NHS as a result of more detailed local data, final buffer corridor, linkages, enhancements and restoration area designs.	
	Provide more clarification on the outstanding technical studies that are still necessary to complete.	
Conservation Halton		
General	The main comments provided by Conservation Halton recommend that	Agreed - the majority of comments provided by Conservation Halton have been included in the revised Secondary Plan.
	 The Secondary Plan should include policies that reference not only the May 2017 Subwatershed Study but also the outstanding SWS comments and the SWS addendum studies, and, 	
	 The Secondary Plan should make clear that the NHS including the areas regulated by Conservation Halton may be subject to change following further refinement as part of future studies. 	
	The majority of comments provided are related to these two points.	
	Requests that before the Secondary Plan proceeds to Council for adoption in June, that Town staff confirm that Conservation Halton's recent comments will be included as an addendum to the SWS and that the Secondary Plan references addendums prepared to date as well as includes the track changes provided by CH.	Comments noted. The Subwatershed Study document is final, and therefore the CH comments will not be included in an addendum. As noted above, the majority of CH 'track changes' comments have been incorporated into the Secondary Plan, as appropriate.
Community Structure	Section H6.4a) acknowledge that areas regulated by CH are	Disagree. While regulated floodplain areas form part of the NHS, not all
Section 6.4	also part of the NHS.	areas regulated by CH are included in the NHS, consistent with the ROP and Town Official Plan.
Sustainable Design	Should include an additional objective regarding the need to	Agreed.
Section H6.7	monitor the NHS with respect to targets, measurable objectives and adaptive management as per the SWS and addendums	

		Ochedule L to Report 1 Lo-2010-0031
	and Environmental Implementation Reports. With respect to wildlife habitat protection, an additional objective should be included to establish linkages between habitat features including ecopassage opportunities at proposed road crossings.	Agreed. Some terminology was added to consideration of opportunities for linkages at road crossings.
Natural Heritage System Section H6.12.7	Clarify that trails may be provided on the outside edges of buffers and enhancement areas (not within features of the NHS) where appropriate and that the NHS is to be dedicated to the Town in a protected and enhanced state.	Disagree. This can be addressed at a later stage and in accordance with the Vision Georgetown Buffer Framework.
Subwatershed Study Section H6.13	Include the minimum area of the NHS within a the Secondary Plan Specify that a minimum of 2 ha of restoration will be provided for the black locust woodland removal.	Generally agree with the comments provided in this section and appropriate changes have been proposed to the Secondary Plan policies.
	Specify that a minimum of 6 enhancement areas, 9 infill restoration opportunity sites and several replication features are required to be created as outlined in the Subwatershed Study.	
	Include new subsections that outline the management strategy for the local linkage between Block C and D and the natural channel design for Tributary A respectively.	
	Should be revised to indicate that further study is necessary to demonstrate that the enhancement area is appropriately sized to accommodate the NHS features and functions and may be subject to change. Also within this section should reference minimum requirements for watercourse and floodplain management as outlined in the Subwatershed study and comments from CH on the SW Floodplain addendum.	
	Buffer section should be revised to indicate that regulatory limits may be wider than the range included in the buffer framework and in that instance the regulatory setbacks will apply.	
	Add a new section in the Secondary Plan regarding the southwest floodplain acknowledging that this area is subject to future studies that are required to demonstrate that the proposed alteration will meet the SWS requirements and can be	

		Schedule E to Report FLS-2016-0037
	permitted pursuant to CH regulations.	
	The section on Environmental Implementation Reports should include the requirement for a Terms of Reference approved by the Town of Halton Hills, Region of Halton and Conservation Authorities	
	The section on EIR Requirements and Technical Studies should be revised to make clear reference to items that were not addressed in the SWS and therefore need to be addressed either through EIRs and/or subsequent technical study.	
	Include landscape enhancements as potentially being included within buffers and recognize that passive trails may be planned within buffer areas.	
	Provide more flexibility in Section A)c) to provide minor refinements to the NHS as a result of more detailed local data, final buffer corridor, linkages, enhancements and restoration area designs.	
	Additional clarification in Section D) on the need for additional technical studies.	
Region of Halton		
Population/Housing Estimates and Density Targets	Requires that the Land Budget Analysis be updated and that the Plan be revised to meet the Region's Best Planning Estimates.	Agreed. The land budget has been updated and more accurately reflects the Region's Best Planning Estimates, acknowledging that the significant land budget constraints resulting from additional land area required for a second high school, storm water conveyance and facilities, etc. has made achievement of the BPE targets extremely challenging.
Sustainable Development Section H6.7	Consideration needs to be given to source water protection when recommending permeable pavers in parking lots.	Permeable pavers are encouraged where appropriate.
		With respect to the comments in this section on the Netural Haritage
Natural Heritage System and Subwatershed Study	A number of Regional comments on the May 2017 Subwatershed Study have not yet been addressed and must be	With respect to the comments in this section on the Natural Heritage System and the Subwatershed Study, it is the position of the consultant
Section H6.12.7 and H6.13	addressed prior to finalization of the Subwatershed Study and prior to approval of the Secondary Plan.	team that revisions to the Natural Heritage System as outlined in the Subwatershed Study meet the Regional policy requirements outlined in Section 118(2) of the Regional Official Plan.
	Sections of the Secondary Plan that reference the	Occitor 110(2) of the regional Official Fiant.

		Contodato E to Report 1 EO 2010 0007
	Subwatershed Study being final/completed are inaccurate pending the outstanding concerns identified in the Regional comments, and similarly the NHS is also preliminary and subject to further refinement.	
	States that refinements to the Regional NHS pertaining to the Black Locust Woodland and the Enhancement Area as outlined in the Subwatershed Study have not adequately demonstrated that these refinements are in accordance with applicable Regional Official Plan policies.	
	The Region has not accepted the Subwatershed Study and therefore the extent of the NHS as shown in the Subwatershed Study and the Secondary Plan are not in accordance with applicable Regional Official Plan policies.	
	Section H6.13.2 refers to buffer widths that are not supported by the Region and have identified concerns with the buffer width refinements in several instances over the past four years.	
	The buffer width should be 30 m at this time with potential to refine within the buffer width range at the EIR/FSS stage.	
Affordable Housing Section H6.24	Revise to reference 'Affordable and Assisted' housing. Consider providing priority to planning approval for projects that receive government approval for the provision of assisted housing.	Comment noted. Policies with respect to affordable housing have been added to the Secondary Plan.
Phasing Section H6.17	Additional direction should be provided regarding the timelines for phasing and when various other components/areas of the plan should be implemented.	Agreed. The Town will continue to work with the Region on phasing as details of the Regional Allocation Program are available.
	Amend Section H.6.17 to include policies relating to regional servicing and allocation.	
	Generally phasing plans should ensure that a full range and mix of housing types be provided in each development phase and also include affordability targets.	Policies address requiring a range of housing types by phase, but affordability targets by phase would be too difficult to implement. Affordability targets will be for the Secondary Plan Area as a whole.
Outstanding Items	Three studies are outstanding as required by the Regional Official Plan as follows: Water and Wastewater Servicing	Draft final reports have been prepared for Water and Wastewater, Fiscal Impact Analysis and a Community Infrastructure Plan. These studies will

	Provision of Utilities Fiscal Impact Analysis Community Infrastructure Plan	continue to be reviewed by applicable Town staff and Agencies and will be finalized over the summer and fall of 2018. A policy has been added to the Secondary Plan on the provision of utilities, which will be addressed in greater detail at the Block Plan stage.
Place of Worship	Need to indicate where in the plan religious establishment/place of worship would be permitted.	Agreed. Places of worship have now been included as permitted uses in commercial areas.





9100 Jane Street, Suite 208 Vaughan, Ontario L4K 0A4 Telephone: 905-532-9651 www.meridian-vaughan.ca

June 28, 2018

John Linhardt, MCIP, RPP Commissioner of Planning and Sustainability Town of Halton Hills 1 Halton Hills Drive Halton Hills, Ontario L7G 5G2

Dear Mr. Linhardt:

Re: Planning Opinion on the Private Official Plan Amendment Submitted by the Southwest Georgetown Landowners Group Inc. ('SWGLOG') - Vision Georgetown

I am writing to provide the Town with my land use planning opinion on whether the Southwest Georgetown Landowners Group Inc. ('SWGLOG') application to amend the Official Plan ('Private OPA') is consistent with the Provincial Policy Statement ('PPS 2014') and in conformity with the Growth Plan for the Greater Golden Horseshoe ('Growth Plan 2017').

The focus of my land use planning opinion is on the differences between the Private OPA submitted in November 2017 and the final Secondary Plan that is being recommended for Council approval on July 9, 2018. It is recognized that the SWGLOG have continued to participate in the Vision Georgetown planning process subsequent to the filing of their Private OPA with their submissions being different than proposed in their Private OPA. However, the SWGLOG has not formally advised the Town that the Private OPA has been revised in any way. As a consequence, the focus of this letter is on the Private OPA and the supporting materials as submitted in November 2017.

The differences between the Private OPA submitted in November 2017 and the final Secondary Plan are below:

- 1. The Private OPA shows two full east-west collector roads extending between the Eighth Line and Trafalgar Road, while the final Secondary Plan shows three such east-west collector roads.
- The Private OPA shows five elementary schools with one of these school sites including the Stewarttown School while the final Secondary Plan shows five elementary schools in addition to the Stewarttown School.



- 3. The Private OPA shows one high school site while the final Secondary Plan shows two high school sites.
- 4. The Private OPA does not co-locate the secondary school and the library/community centre and the community park while the final Secondary Plan does co-locate all of these uses in a proposed Community Core.
- 5. The Private OPA shows one major commercial area in the southeast corner of the Secondary Plan area plus one other commercial area on Trafalgar Road while the final Secondary Plan includes a third commercial area on the Eighth Line.
- 6. The Private OPA largely locates medium and high density residential areas on the boundary arterial roads while the final Secondary Plan proposes that much of the high density residential uses be located in the Community Core, and proposes more medium density housing on the internal collector roads.
- 7. The Private OPA incorporates a Natural Heritage System ('NHS') that differs from the NHS established in the final Secondary Plan, most notably in the southwest quadrant of the Secondary Plan area. In addition, there are also differences between the Private OPA and the final Secondary Plan as it relates to the width of buffers, the location of enhancement areas and the spatial extent of a woodland area on the Eighth Line that is dominated by Black Locust vegetation.
- 8. The Private OPA does not identify the cultural heritage resources that have been identified on the Vision Georgetown lands whereas the final Secondary Plan does.

The above represents the more significant differences between the Private OPA and the final Secondary Plan.

On the basis of my review of the Private OPA, it is my opinion that certain aspects and components of the Private OPA relating to the differences above do not conform to the Growth Plan 2017 and/or are not consistent with the PPS 2014. In addition, it is my opinion that the Final Town Plan is superior to the Private OPA LUP for reasons that are detailed in this letter. Below is an overview of my opinion.

PPS 2014

I reviewed the following sections in the PPS 2014 in developing my planning opinion: Sections 1.1.1 a), b), g) and h), 1.1.3.1, 1.1.3.2 a), 1.1.3.6, 1.1.3.7 b), 1.4.3 c) and d), 1.5.1 a), 1.6.1, 1.6.5, 1.6.7.1, 1.6.7.2, 1.6.7.4, 1.6.7.5, 1.7 b) and i), 2.1.1, 2.1.2 and 2.6.1.

In reviewing these sections of the PPS 2014, it is my opinion that the final Secondary Plan:

- 1. Establishes a more efficient land use pattern particularly as it relates to the provision of three continuous east-west collector roads instead of the two such collector roads proposed in the Private OPA, with these three east-west collector roads being more supportive of active transportation and public transit;
- 2. Is much more supportive of the creation of a vibrant and dynamic people place in the form of the proposed Community Core than the Private OPA, which largely directs high density residential uses to the boundary roads and which does not co-locate the

Schedule F to Report PLS-2018-0037 MERIDIAN PLANNING

proposed secondary school with the proposed library/community centre, thereby creating inefficiencies;

- 3. Is more supportive of providing opportunities to access local goods and services by establishing three distinct commercial areas than the Private OPA, which only proposes two such areas;
- 4. Ensures that projected needs for school facilities will be met, while the Private OPA has one less secondary school site and one less elementary school site than required; and
- 5. Ensures that cultural heritage resources are identified and considered through the implementation process whereas the Private OPA is silent on cultural heritage resources.

On the basis of the above, it is my opinion that certain aspects and components of the Private OPA summarized above would not be consistent with the PPS 2014, if approved as proposed.

In addition, there are a number of differences in the approach to watercourse management that distinguishes the Private OPA from the final Secondary Plan, which was informed by a subwatershed study that was endorsed by Council in June 2017. Specifically, the watercourse management plan advanced by the SWGLOG recommended that a number of watercourses be removed, which does not comply with the guidance from the subwatershed study.

In addition, there are also differences between the Private OPA and the final Secondary Plan as it relates to the width of buffers, the location of enhancement areas and the spatial extent of a woodland area on the Eighth Line that is dominated by Black Locust vegetation. It is therefore my opinion that the Private OPA does not properly reflect the policies of the Region of Halton Official Plan on natural heritage and the recommendations made in the Town's subwatershed study. This means that the Private OPA would not be consistent with the section of the PPS 2014 that deal with natural heritage.

GROWTH PLAN (2017)

The intent of the Growth Plan (2017) is to significantly reduce urban sprawl and land consumption while making more efficient use of existing infrastructure. The Growth Plan requires that municipalities look to new ways to accommodate growth that breaks from the past, in terms of how communities are designed, and how land uses are mixed, all in an effort to improve our quality of life, our health and our general well-being. With this in mind, there is a significant focus in the Growth Plan (2017) on the creation of complete communities.

In this regard, I reviewed the following sections in the Growth Plan (2017) on the need to plan for complete communities in developing my planning opinion: 2.2.1.4 a), b), c) d), e), f) and g) and 2.2.7.1.

In reviewing these sections of the Growth Plan (2017) dealing with complete communities, it is my opinion that the final Secondary Plan is superior to the Private OPA since it:

- 1. Provides enhanced connectivity and additional opportunities for active transportation in the form of three east west collector roads;
- 2. Provides enhanced opportunities to access local goods and services in the three proposed commercial areas;
- Provides for a more attractive and vibrant public realm in the Community Core by the co-locating of community uses such as the secondary school, library/community centre, Community Park and the Town Square Park, which provides significant opportunities for the creation of a viable community core that is anchored by public uses;
- 4. Supports the future vitality of the Community Core by the clustering of high and medium density residential uses in the Community Core; and,
- 5. Fully meets the needs of the school boards with respect to the provision of schools.

On the basis of the above, it is my opinion that certain aspects and components of the Private OPA summarized above would not conform with the Growth Plan (2017), if approved as proposed.

I trust that this is the information you require at this time.

Yours truly,

MERIDIAN PLANNING CONSULTANTS

Nick McDonald, RPP President

The Meloraced

Ref: 18-088

May 31 2018

Curt Benson, MCIP, RPP

Director of Planning Services and Chief Planning Official

Halton Region

Dear Mr. Benson:

Re: Vision Georgetown

Thank you for meeting with Nick McDonald, Dirk Janas and myself on May 23, 2018 to discuss the above captioned matter. At that time, we discussed the competing policies and the public agency comments received that are creating a number of challenges for the Vision Georgetown Secondary Plan, including those related to land budget. These include:

- The population and employment that was set out in the Best Planning Estimates for the Vision Georgetown lands;
- The approved housing mix as set out in ROPA 39 for designated greenfield areas in Halton Hills between 2022 and 2031;
- Growth Plan density requirements;
- The need to provide for two High Schools and 5 elementary schools. The amount
 of land required to be set aside for schools appears to be well in excess what the
 Region assumed during the Sustainable Halton process;
- The need to control for the regional storm and the increased amount of land required to accommodate stormwater management facilities;
- The large amount of land subject to flooding in the southwest portion of the concession block. This was not known during the Sustainable Halton process.
- Certain components of the NHS, such as the black locust, buffers and enhancement areas as well as agency requests for additional linkages.

We trust that the meeting and the additional information provided was of assistance to you in understanding the challenges that we have been facing. During the meeting it was agreed that further discussions would be warranted after Council adopts the Secondary Plan as part of the Region's approval process.

Sincerely,

John Linhardt, MCIP, RRP

Commissioner of Planning and Sustainability

c. - Nick McDonald

Dirk Janas

List and Status of Detailed Planning Studies

May 30, 2018

A number of detailed studies were undertaken to support preparation of the Vision Georgetown Secondary Plan and are available under separate cover.

Completed Background Reports are as follows:

- 1. Southwest Georgetown Subwatershed Study
- 2. Agricultural Impact Assessment
- 3. Archaeological Assessment
- 4. Retail Market Assessment
- 5. Heritage Conservation Strategy
- 6. Energy Conservation Master Plan
- 7. Parkland Discussion Paper
- 8. Library Needs Assessment
- 9. Community Infrastructure Plan

In addition to the completed reports outlined above, a number of additional reports are in final draft form as follows:

- 1. Sustainable Design Guidelines
- 2. Transportation Assessment
- 3. Stormwater Management Plan
- 4. Subwatershed Study Addendum (South West Floodplain Area)
- 5. Water and Wastewater Area Servicing Plan
- 6. Fiscal Impact Assessment

AMENDMENT NO. 32 TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

Vision Georgetown

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2018-____

A By-law to adopt Amendment No. 32 to the Official Plan of the Town of Halton Hills – Vision Georgetown Secondary Plan

The Council of the Corporation of the Town of Halton Hills, in accordance with the Provisions of the Planning Act, 1990, R.S.O., c.P.13, as amended, hereby enacted as follows:

- 1. That Amendment No. 32 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.
- 2. That the Town Clerk is hereby authorized and to make application to the Region of Halton for the approval of Amendment No. 32 to the Official Plan of the Town of Halton Hills.

ΓHIS BY-LAW read and passed by that day of, 2018.	he Council of the Town of Halton Hills this
	MAYOR – R. Bonnette
	CLERK – S. Jones

AMENDMENT NO. 32 TO THE OFFICIAL PLAN OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 32 to the Official Plan of the Town of Halton Hills by By-law 2018-XXXX in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended:

THE CORPORATION O	THE CORPORATION OF THE TOWN OF HALTON HILLS.	
MAYOR – R. Bonnette	CLERK – S. Jones	



VISION GEORGETOWN SECONDARY PLAN





H6.2 GUIDING PRINCIPLES...... 13





TABLE OF CONTENTS	H6.3 EXCELLENCE IN COMMUNITY LIVING
PART 1 - THE PREAMBLE4	13
	H6.4 COMMUNITY STRUCTURE 14
(THIS SECTION IS NOT PART OF THE SECONDARY PLAN)4	H6.5 AMOUNT OF PLANNED GROWTH 15
VISION GEORGETOWN LANDS ADDED TO URBAN AREA IN 20094	H6.6 IMPLICATIONS OF PLANNED DENSITY ON BUILT FORM16
WORK PLAN THAT LED TO PREPARATION OF SECONDARY PLAN5	H6.7 SUSTAINABLE DEVELOPMENT 16 H6.7.1 INTRODUCTION
DEVELOPING THE SECONDARY PLAN6	H6.7.3 VISION GEORGETOWN SUSTAINABLE DESIGN GUIDELINES17
BUILDING BLOCKS	H6.8 DESIGNING STREETS FOR ACTIVE TRANSPORTATION 22
COMMUNITY CORE	H6.9 BUILT FORM AND THE PRIVATE REALM22
SCHOOLS AND PARKLAND	H6.10 COMMUNITY CORE
PART 2 - THE AMENDMENT12	H6.10.3 COMMUNITY HUBS
ITEM 1:12	H6.11 LAND USE DESIGNATIONS IN THE COMMUNITY CORE
ITEM 2: 12	H6.11.1 OVERVIEW25 H6.11.2 CORE COMMERCIAL AREA26
ITEM 3: 12	H6.11.3 HIGH DENSITY RESIDENTIAL MIXED USE AREA26 H6.11.4 LOCAL COMMERCIAL MIXED USE
ITEM 4: 12	AREA27 H6.11.5 MEDIUM DENSITY RESIDENTIAL (IN COMMUNITY CORE)28
ITEM 5: 12	H6.11.6 MAJOR INSTITUTIONAL AREA .29 H6.11.7 MAJOR PARKS AND OPEN SPACE
ITEM 6: 12	AREA29
H6 VISION GEORGETOWN SECONDARY PLAN12	H6.12 LAND USE DESIGNATIONS OUTSIDE OF THE COMMUNITY CORE
H6.1 VISION STATEMENT12	H6.12.1 OVERVIEW29 H6.12.2 LOW DENSITY RESIDENTIAL AREA30



Schedulen Langeport Sels 2018 June 27, 2018



H6.12.3 MEDIUM DENSITY RESIDENTIAL (OUTSIDE COMMUNITY CORE)
H6.13 SUBWATERSHED STUDY
H6.14 ROAD NETWORK
H6.16 PARKLAND 42 H6.16.1 AMOUNT AND LOCATION OF PARKLAND 42 H6.16.2 TYPES OF PARKLAND 43 H6.16.3 GENERAL PARKLAND SITING CRITERIA 43 H6.16.4 COMMUNITY PARK 43 H6.16.5 NEIGHBOURHOOD PARK 44 H6.16.6 PARKETTES 44 H6.16.7 TOWN SQUARE PARK 44
H6.17 LOCATION OF ELEMENTARY SCHOOLS
H6.18 ENERGY CONSERVATION AND

H6.19 HERIT	CULTURAL HERITAGE	6
H6.20	ACCESSIBILITY 4	7
H6.21	AFFORDABLE HOUSING 4	7
H6.22	EXISTING LAND USES AND SMALL	
	OLDINGS 4	č





PART 1 - THE PREAMBLE

(THIS SECTION IS NOT PART OF THE SECONDARY PLAN)

The Vision Georgetown Secondary Plan area is a 412 hectare concession block, bounded by 15 Side Road, Trafalgar Road, 10 Side Road, and Eighth Line/Main Street, as shown on the map below.



VISION GEORGETOWN LANDS ADDED TO URBAN AREA IN 2009

The Province of Ontario, the Region of Halton and the Town of Halton Hills completed a considerable amount of work in the mid and late 2000's to support the inclusion of the Vision Georgetown lands within the Georgetown urban area.

The process started with the release of 'Places to Grow' in 2006, which is a plan for where and how growth will take place in the Greater Golden Horseshoe. Through this plan, an additional 130,000 people and 50,000 jobs were allocated to the Region of Halton between 2021 and 2031.

Following the release of 'Places to Grow', the Region undertook a detailed planning

exercise with the local municipalities ('Sustainable Halton') to determine where and how the population/employment targets would be distributed within the Region. This work resulted in Regional Official Plan Amendment ('ROPA') 38, which allocated population growth approximately 20,000 people to the Town of Halton Hills to be accommodated on new urban land in the form of Greenfield development. ROPA 38 also identified the Vision Georgetown lands as the major location of the new urban Greenfield land for residential purposes as well.

To implement the preferred Sustainable Halton Growth Option as set out in ROPA No. 38, OPA 10 identified 'Designated Greenfield Areas' in Section D6.1 and on A3. includina 'Future Schedule а Residential/Mixed Use' designation adjacent to the existing Georgetown Urban Area. The specific location of these new urban designations is further described in Section D6.3.2:

The Future Residential/Mixed Use Area designation applies to three areas that have been added to the Georgetown Urban Area, as shown on Schedule A3 to this Plan:

- Southwest Georgetown, bounded by Trafalgar Road, 15 Side Road, Eighth Line (Main Street) and 10 Side Road;
- 2. Southeast Georgetown, bounded by Tenth Line, 10 Side Road, and the Hamlet of Norval; and,
- 3. An expansion to the Stewarttown community, bounded by the existing Stewarttown community, the CN railway line, and the Black Creek within the Protected Countryside Area of the Greenbelt Plan.

The Southwest Georgetown area has since been identified by the Town of Halton Hills as the study area for the Vision Georgetown project. In this regard, Section D6.3.3 b) of the Official Plan requires that a Secondary Plan be prepared prior to the approval of any development within this designation.





In terms of the amount of growth expected, the majority of the new Future Residential/Mixed Use Area population will be within the Vision Georgetown lands along with the majority of the new population related jobs in the educational, retail and service sectors that are typically found in residential areas. It is also expected that this growth will occur in the 2021 to 2031 time period.

The Region also identified a desired housing mix for the Vision Georgetown lands through the Best Planning Estimates ('BPE') as set out below:

- 62% low density housing:
- 21% medium-density housing; and
- 17% high-density housing.

For reasons explained later in this section, this Secondary Plan is not able to implement the desired housing mix established by the ROP and the BPE because of the many requirements to set aside land for public purposes.

ROPA 38 also established a Regional Natural Heritage system across the Region and in the case of the Vision Georgetown lands, about 77 hectares was identified. While the policies in the Regional Official Plan in Section 116.1 do permit refinements of the extent of the Regional Natural Heritage System through processes like the Vision Georgetown Secondary Plan, the pre-identification of the Regional Natural Heritage System on the lands before the Secondary Plan process was initiated was a consideration through the process.

WORK PLAN THAT LED TO PREPARATION OF SECONDARY PLAN

The process leading to the preparation of this Secondary plan was named 'Vision Georgetown: Leading today, shaping tomorrow', which was intended to express that the new community will be different from what has previously been developed in Halton Hills.

According to Council's vision, as shaped through the Town's earlier Strategic Planning Process, the new community must:

- Be walkable;
- Be cycle-friendly;
- Be less auto dependent;
- Have more people gathering places;
- Have different styles of parks; and
- Have more compact urban design

The Vision Georgetown Secondary Plan is the product of a multi-phase work program that began in 2013. The following were the key phases of the planning initiative:

- Phase One: Project Initiation;
- Phase Two: Background Research and Community Visioning and Land use Concept development;
- Phase Three: Detailed Planning Study;
- Phases Four and Five: Land Use Plan development and Secondary Plan development

The secondary planning process was integrated with a subwatershed planning process, which reviewed and made recommendations on the following:

- Subwatershed characteristics (environmental and land use);
- Natural processes including;
 - Hydrology, hydraulics, and hydrogeology;
 - Fluvial geomorphology;
 - Terrestrial environment (vegetation and wildlife);
 - Aquatic environment (fisheries);
 - Water quality; and
 - o Riparian systems

The product of the above work was a refined Natural Heritage System that reflects and protects through buffers and





enhancement areas the natural heritage features on the ground.

A number of other studies involving multiple disciplines (transportation, servicing, cultural heritage, retail planning, energy planning and financial impact) were also completed, with the list of studies identified in **Appendix 1** to this Secondary Plan

DEVELOPING THE SECONDARY PLAN

The Town retained a consulting team in mid-2013 to initiate the process of developing this Secondary Plan. A number of disciplines were included on the team to ensure that all of the planning and technical requirements were considered and ultimately met in the development of an appropriate Secondary Plan.

Some of the key factors considered in making decisions on the location all land uses in the Secondary Plan included the following:

- The community will have a minimum density that is higher than recently developed urban areas in Georgetown;
- A higher percentage of medium and high density housing is required on the Vision Georgetown lands to meet Provincial and regional density requirements than has been provided in other newer urban areas of Georgetown;
- The need for new retail uses to serve the new population;
- The need for new parks, schools and other community facilities; and,
- Trafalgar Road, 10 Side Road, the Eighth Line and the 15 Side Road will all be upgraded and will look very different than they do today as a consequence of the development of the Vision Georgetown lands

Following a review of the background materials in late 2013 and early 2014 and

the holding of several public consultation events, draft Vision and Guiding Principles for the Vision Georgetown lands were established.

In this regard, the draft vision statement was: To Be the New Community of Choice. The vision then goes on to say the following "The Vision Georgetown Community is an inspiring new community; distinctive in the way it looks and functions, fostering neighbourliness, healthy lifestyles, economic prosperity and local pride. It is a resilient, sustainable, complete, compact community, with a thriving natural heritage system. It feels like a small town and is physically connected to the broader Community of Georgetown and the Town of Halton Hills. It honours the rich heritage of the Town, emphasizes people, and provides choices for day-to-day living. Overall, the Vision Georgetown Community is an exceptional, forwardthinking, and innovative model for new community development."

A series of 14 Guiding Principles were also established at that time and they further articulated how the established vision should be implemented in the planning process through the ultimate development of the new urban area. These 14 guiding principles are below:

- To design a community that is connected internally and integrated with the rest of Georgetown, and other surrounding communities, through a network of roads, paths and trails.
- 2. To provide wide range of residential, commercial, and institutional uses, in a manner that reduces the need for an automobile to meet the daily needs of life.
- To protect existing natural heritage features and areas, and their associated ecological functions, and identify a linked natural heritage and open space system.
- 4. To create distinct neighbourhoods that feature community focal points





and bring people and activities together.

- 5. To provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes.
- 6. To provide adequate retail and service commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians.
- 7. To encourage a high standard of design that reflects existing small town character, creates a sense of place, and contributes to civic pride.
- 8. To ensure convenient access to a range of types and sizes of parks and public spaces, which provide opportunities for recreation, neighbourliness, community events, and cultural activities.
- 9. To provide a range of accessible community facilities in a timely manner and to co-locate these facilities where possible.
- To establish a transportation system that safely and efficiently accommodates different forms of travel (including automobiles, walking, and cycling) and plans for future public transit.
- 11. To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.
- To ensure new infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational, and financial requirements.
- 13. To apply sustainable development practices and encourage innovation, in order to maximize resource and energy conservation.
- 14. To conserve key cultural and built heritage resources as a vital link to our rich history.

Following the Council endorsement of the Vision and the Guiding Principles in February 2014, three land use concepts were established and consultations with the public were held at the time to solicit comments. A summary of the comments received in those consultation sessions was completed in June 2014.

BUILDING BLOCKS

A discussion of the building blocks that led to the development of this Secondary Plan is below.

NATURAL HERITAGE SYSTEM

As a consequence of the need to ensure that the boundaries of the Regional Natural Heritage System, which included lands subject to flooding particularly in the southwest corner of the Vision Georgetown lands was appropriately studied, the focus of the work between the middle of 2014 through to early 2018 was on the establishment of those development limits. The product of this extensive technical exercise was the Southwest Georgetown Subwatershed Study that was completed in May 2017 and a Subwatershed Study Addendum completed on June 13, 2018.

With the Subwatershed Study completed, the Town then turned to the main task at hand, which was the development of a Land Use Plan that would implement the Vision and Guiding Principles established at the outset of the process and establish in a more concrete way how the community will be designed and what it will look like. This also involved the consideration of the extensive comments that were received in 2014 on the three concept plans.

The extent of the Natural Heritage System that was developed by the Subwatershed Study on the Vision Georgetown lands is both an opportunity and a constraint.

While development is generally not permitted within the Regional Natural Heritage System, development for conservation purposes or other compatible development may be permitted including development/site alteration associated





with passive recreation, restoration and landscape enhancement works.

As a consequence, the opportunity existed as part of the development of the Land Use Plan to maintain a protected and linked natural heritage system, including a continuous system of trails and connections through the Vision Georgetown lands to provide for the connectivity as articulated in Guiding Principles 1, 3, 8 and 10.

ROAD NETWORK

The next factor considered was the road network.

In this regard, initial transportation assessments determined that a key requirement of the future development of the Vision Georgetown lands should involve one continuous north-south collector road that would provide for north-south travel through the Vision Georgetown lands and which would be primary route for transit when it is introduced.

In addition, and given the rectangular shape of the Vision Georgetown lands, it was also determined that there be three east-west collector roads extending between the Eighth Line and Trafalgar Road to provide east-west connectivity.

Establishing these four key collector roads as the spines of the new community also implements Guiding Principles 1, 4, 8, 10 and 12.

COMMUNITY CORE

There was a desire expressed throughout the public consultation process for a Community Core area that would serve as a focal point of the community.

With the above in mind, the Community Core extends along Street A between Streets B and C. The intent is to create a linear north-south Community Core that has at its centre the secondary school, the community park, the Town Square Park and the community centre/library.

Also included in the Community Core are high-density residential mixed use areas that are concentrated at the northern and southern extent of the Community Core. Within these buildings, provision will be made for non-residential uses on the ground floor. In addition to the above, a Core Commercial area is also planned, with non-residential uses being required on the ground floor.

The northern extent of the Community Core area is also located 250 metres to the east of the intersection of Trafalgar Road and Street B where a local commercial mixed use area is proposed. It is anticipated that this local commercial mixed use area will be the site of a number of retail uses, including potentially a food store and a drug store and similar types of uses. Notwithstanding its location on Street B, a more detailed review of its location will be carried out as part of the Community Core planning process required by the Secondary Plan.

Prior to the consideration of individual applications within the Community Core, a Community Core Plan will be required to guide development applications. The Community Core Plan will be prepared to the satisfaction of Council and contain the following:

- A detailed overall land use plan, identifying the location of all of the proposed uses and in particular the location of medium and high density residential uses;
- A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements; and
- c) A feasibility study on the establishment a cogeneration plant (also known as CHP Combined Heat & Power) in the Community Core area.

A key element of the Community Core Plan will involve demonstrating how various land uses can share amenities such as open space and other facilities such as parking





and loading areas. In this regard, the colocation of uses within buildings and on individual properties is strongly encouraged. In addition, barriers between public uses, particularly between parks and schools should be eliminated wherever possible.

MAJOR COMMERCIAL AREA

Once the Natural Heritage System, the collector road network and the community core area with its associated uses was established, the next element of the plan that had to be determined was the location of the one major commercial area which would be the site of a larger food store and related retail uses.

Given that Guiding Principle 6 requires that retail needs be established in a timely manner in the new urban area, locating this major commercial area in an area anticipated to be within an early phase of the development was considered crucial.

In addition, it was determined that such a major commercial area had to be located on an arterial road to provide the basis for its success and that it should be located in a manner that could easily benefit the existing community of Georgetown South. As a consequence of the above, the major commercial area was located in the southeast corner of the Vision Georgetown lands at the intersection of the Eighth Line and 10 Side Road.

LOCAL COMMERCIAL MIXED USE AREA

In addition to the local commercial area mixed use area on Trafalgar Road and within the Community Core, a second local commercial mixed use area was located at the intersection of the Eighth Line and the extension of Miller Drive (Street B) to provide opportunities for retail and other service uses in this part of the Vision Georgetown lands.

DISTRIBUTION OF RESIDENTIAL USES

With the above elements in place, the next task involved distributing the residential development types throughout the Vision Georgetown area. In this regard, the following categories were established:

- Low density residential area single and semi-detached dwellings with permissions for townhouse dwellings accessed by either a street or a lane;
- Medium density residential area street townhouses, block townhouses, stacked townhouses, back to back townhouses and walk-up apartments accessed either by a street or rear lane;
- High density mixed use mid-rise apartment buildings with permissions for ground floor retail.

In order to support the new Community Core area, high-density mixed use areas are located near the intersections of Streets A and B and Streets A and C. One other high-density residential mixed use area is located to the north of the major commercial site.

Medium density areas are distributed throughout the Secondary Plan area and are located on the Arterial and Collector Roads.

SCHOOLS AND PARKLAND

Once a determination of where the medium and high-density development would be ideally located, the next step in the process was the identification of where the five required elementary schools should be located along with an associated neighbourhood or local park.

In this regard, they were distributed throughout the Vision Georgetown lands in a manner to enable students to walk to school. In addition, the elementary schools were all located on collector roads to provide ease of access for school busses and motor vehicles as well.

Other parkland was distributed through the Vision Georgetown lands to access to parkland within a 500 metre distance of residential areas. In this regard, three types of parks are proposed.



June 27, 2018



One Community Park that has an area of approximately 8.0 hectares is proposed in the vicinity of the community core. It is anticipated that this Community Park will contain sports fields and other amenities that would be used by all of the new residents.

Neighbourhood Five Parks are also Each of these parks are proposed. proposed to be located adjacent to proposed elementary schools to maximize efficiencies and encourage the sharing of amenities. A number of Parkettes are also proposed and they are located in key locations within residential neighbourhoods.

STORMWATER MANAGEMENT

Once the general arrangement of lands uses was determined, potential stormwater management facility locations identified. These are required to ensure that all stormwater that is generated from development on the site is treated from both a quality and quantity perspective on the Vision Georgetown lands, and directed appropriate receiving (watercourses and other natural features). In this regard stormwater management facilities should use contemporary and innovative technologies, be located to maximize efficiency and support natural systems, be combined where possible to reduce the number of facilities, and be sized to minimize land consumption.

In addition to the above, it was determined that a floodplain/watercourse solution was required to accommodate flows from lands to the west of Trafalgar Road and in this regard, a Stormwater Conveyance Corridor has been identified on the east side of Trafalgar Road on the Vision Georgetown lands and special policies for this area are included in the Secondary Plan.

FINAL LAND USE DISTRIBUTION

The requirement to protect lands within the natural heritage system from development and the need to ensure lands are set aside for roads, schools, parks and stormwater management has an impact on the amount of land actually available for development. In this regard, about 57% of the lands within the Vision Georgetown lands are required for public purposes as shown on the table below:

PUBLIC LAND	
Schools	21.23
Library/Community Centre	2.00
Parkland (includes cemetery)	21.14
Roads	78.18
Stormwater Management	30.00
Natural Heritage System	71.40
Stormwater Conveyance Channel	11.00
TOTAL PUBLIC LAND	234.95
DEVELOPABLE LAND	
Low Density	112.50
Medium Density	40.67
High Density	9.68
Commercial	11.04
8th Line Special Study Area	3.30
TOTAL DEVELOPABLE LAND	177.19
TOTAL LAND AREA	412.14
PUBLIC LAND	57.01%
PRIVATE LAND	42.99%

The need to set aside 57% of the land area for public purposes, along with the requirement to plan for 60 residents and jobs per hectare as per the Growth Plan has had an impact on the housing mix established by ROPA 39 and the BPE. Below is an estimate of the number of housing units and people anticipated by this Secondary Plan:

	Units	Population
Low Density	2,925	9,519
Medium Density	2,705	6,669
High Density	1,016	1,759
Total	6,646	17,946





It is noted that there will also be permissions for accessory apartments in all low-density dwelling units and based on past trends, the potential exists for accessory dwellings to be in about 10% of the single detached dwellings (potential is therefore 293 additional units). In addition to the above, the potential for residential development on the major commercial and local commercial mixed-use sites has not been factored into the analysis because such development is considered a longer-term prospect.

On the basis of the above, the table below shows the actual housing mix proposed compared to the BPE:

HOUSING MIX		
	Secondary Plan	BPE
Low	44.01%	62%
Medium	38.71%	21%
High	15.29%	17%
	6,646	100%





PART 2 - THE AMENDMENT

ITEM 1:

Section D6.3.2 of the Town of Halton Hills Official Plan is amended by replacing the word "three" with "two" in the first sentence, deleting the first bullet point, and adding the following sentence at the end of the section:

"The Southwest Georgetown lands bounded by Trafalgar Road, 10 Side Road, Eighth Line, and 15 Side Road, known as Vision Georgetown, are designated Vision Georgetown Area and are the subject of detailed Secondary Plan policies contained in Section H6 of this Plan."

ITEM 2:

Section D6.3.3 of the Town of Halton Hills Official Plan is amended by the addition of the following sentence at the end of the section:

"A Secondary Plan has been prepared for the portion of the Future Residential/Mixed Use Area bounded by Trafalgar Road, 10 Side Road, Eighth Line, and 15 Side Road, known as Vision Georgetown, and is contained in Section H6 of this Plan."

ITEM 3:

Section H1 of the Town of Halton Hills Official Plan is amended by the addition of the following bullet at the end of the existing section:

Vision Georgetown Secondary Plan".

ITEM 4:

Schedule A3 of the Town of Halton Hills Official Plan (Georgetown Urban Area Land Use Plan) is amended as shown on Schedule 1 attached to and forming part of this Amendment No. 32, by replacing the land use designations in the area bounded by Trafalgar Road, 10 Side Road, Eighth Line, and 15 Side Road with a designation labelled in the Legend as "Vision Georgetown Area (Regional Phasing 2021-2031) - See Section H6".

ITEM 5:

Schedule A3-1 of the Town of Halton Hills Official Plan (Georgetown Built Boundary and Intensification Areas) is amended as shown on Schedule 2 attached to and forming part of this Amendment No. 32, for the area bounded by Trafalgar Road, 10 Side Road, Eighth Line, and 15 Side Road.

ITEM 6:

Section H of the Town of Halton Hills Official Plan (Secondary Plans) is amended by the addition of Section H6, consisting of the following Secondary Plan text and schedules:

H6 VISION GEORGETOWN SECONDARY PLAN

H6.1 VISION STATEMENT

The Vision Georgetown community is an community; inspiring new urban distinctive in the way it looks and functions, fostering healthy lifestyles, neighbourliness, economic prosperity, and local pride. It is a resilient. sustainable, complete, and compact community, with a thriving natural heritage system. It feels like a small Town and is physically connected to the broader community of Georgetown and the Town of Halton Hills. It honours the rich heritage of the Town, emphasizes people, and provides choices for day-today living. Overall, the Vision Georgetown community is an exceptional, forward thinking, and





innovative model for new community development.

H6.2 GUIDING PRINCIPLES

- To design a community that is connected internally and integrated with the rest of Georgetown, and other surrounding communities, through a network of roads, paths and trails.
- 2. To provide wide range of residential, commercial, and institutional uses, in a manner that reduces the need for an automobile to meet the daily needs of life.
- To protect existing natural heritage features and areas, and their associated ecological functions, and identify a linked natural heritage and open space system.
- 4. To create distinct neighbourhoods that feature community focal points and bring people and activities together.
- To provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes.
- 6. To provide adequate retail and service commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians.
- 7. To encourage a high standard of design that reflects existing small town character, creates a sense of place, and contributes to civic pride.
- 8. To ensure convenient access to a range of types and sizes of parks and public spaces, which provide opportunities for recreation, neighbourliness, community events, and cultural activities.
- 9. To provide a range of accessible community facilities in a timely manner and to co-locate these facilities where possible.
- 10. To establish a transportation system that safely and efficiently

- accommodates different forms of travel (including automobiles, walking, and cycling) and plans for future public transit.
- 11. To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.
- 12. To ensure new infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational, and financial requirements.
- 13. To apply sustainable development practices and encourage innovation, in order to maximize resource and energy conservation.
- 14. To conserve key cultural and built heritage resources as a vital link to our rich history.

H6.3 EXCELLENCE IN COMMUNITY LIVING

It is the intent of this Plan to support excellence in community living based on the application of the following principles that result in:

- a) A well balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses;
- b) The promotion of excellence in civic design in both the public and private realm;
- c) An interconnected system of open spaces, including recreational areas and natural features and areas;
- d) A range of recreational and community facilities that facilitate shared use where practical;
- e) The integration of new roads with existing roads adjacent to the Vision Georgetown Secondary Plan area;
- f) An **attractive built form** of appropriate building heights, massing, setbacks, streetscapes,





gateways and architectural treatments:

- g) Efficient transportation links that provide for all modes of travel through and in and out of the Vision Georgetown Secondary Plan area and which are planned with a strong pedestrian orientation;
- h) Sustainable Community and Neighbourhood design in accordance with the Halton Hills Green Development Standards as updated from time to time; and,
- Practical and i) cost effective support innovations to development of a sustainable community that encourages where possible, the application of low impact development, alternative energy sources and energy conservation, water conservation, approximate targets for an urban forest canopy and, the restoration, linkage and enhancement of natural features where appropriate.

H6.4 COMMUNITY STRUCTURE

On the basis of the natural and fixed elements that exist on the landscape, the main elements of the community structure are shown on **Schedule H6-1** and are described below:

- a) Natural Heritage System - this area is the site of a number of natural heritage features, watercourse corridors, enhancement areas and buffer areas that will be protected and enhanced over the long term. Much of the Natural Heritage System is expected to come into public ownership as development occurs and it will be the site of a number of passive recreational uses and most notably, a trail system that will link all elements of the Vision Georgetown together;
- b) Collector Road System The road system is made up of one continuous north-south arterial road that would provide for north-south

travel through Vision the Georgetown lands and which would be primary route for transit when it is introduced. Three east-west collector roads extending between the Eighth Line and Trafalgar Road are also proposed to provide for east-west connectivity and Georgetown South via extensions to Danby Road and Miller Drive. These collector roads are intended to provide for the movement of motor pedestrians vehicles, alternative forms of transportation in both a north-south and east-west direction. These collector roads are to be planned as complete streets;

- Community Core area This area is c) to be planned as the main concentration of urban activities where a fully integrated array of institutional, retail and service, recreational, cultural and supportive uses are provided. Α local commercial mixed use area fronting on Trafalgar Road is also included within the Community Core to meet the needs of the new residents and those travelling on Trafalgar Road. Included within the community core is a secondary Community Park library/community centre that will be integrated with each other;
- d) Major commercial area - The major commercial area will be where higher order commercial uses are established to support both the existing Georgetown South community and new residents on Vision Georgetown Located to the north of the major commercial area is high density residential mixed use area. This area will also complement the existing Gellert Centre located on the east side of the Eighth Line;
- e) Local commercial mixed use area on the Eighth Line This local commercial area, located at the intersection of Street B (Miller Drive extension) and the Eighth Line will





be where locally serving retail and service uses are located. Adjacent to the local commercial mixed use area is a planned elementary school and neighbourhood park that combines to form a focal point in the new community; and,

f) Schools - in addition to the one secondary school proposed in the Community Core, an additional secondary school will be combined with an elementary school on 10 Side Road. Four other elementary schools are also located in central locations throughout the Vision Georgetown lands.

On the basis of the above arrangement of land uses, a number of distinct **neighbourhoods** are created, with each being the site of parks and some with schools and connected with other neighbourhoods by collector and local roads, the proposed trail system, dedicated bike lanes and multi-use pathways. The system of proposed trails dedicated bike lanes and multi-use pathways are shown on **Schedule H6-3.**

In order to support population growth on the Vision Georgetown lands, the conveyance of lands for community facilities shall keep pace with growth in the Secondary Plan area to the maximum extent possible and practical, to avoid or minimize a reduction in service standards for such facilities.

In addition to the above, and to the maximum extent possible and practical, the conveyance of lands for, and the construction of, other public infrastructure shall keep pace with the growth in the Secondary Plan area so that the impacts of such growth can be appropriately managed, both fiscally and physically.

To support the objectives above, overall development within the Secondary Plan area **shall be phased** in accordance with **Section H6.17** of this Plan.

H6.5 AMOUNT OF PLANNED GROWTH

- a) It is the intent of this Secondary Plan to accommodate approximately 18,000 residents and up to 2,025 jobs on the Vision Georgetown lands by 2031, and to establish a framework for the continued development of additional residential uses and jobs over the longer term as the area continues to evolve and mature into a dynamic urban area;
- b) The planned density for the Vision Georgetown lands is approximately 60 residents and jobs per hectare, with the calculation being net of the lands within the Natural Heritage System, and net of the lands within the stormwater conveyance corridor on the east side of Trafalgar Road, the final alignment and area of which will be included in the Natural Heritage System in the future;
- c) The number of residents and housing units by type are below:

	Units	Population
Low Density	2,925	9,519
Medium Density	2,705	6,669
High Density	1,016	1,759
Total	6,646	17,946

- d) In addition to the above, the potential exists for approximately 300 additional dwelling units to be developed in the form of accessory apartments. The Ionger term potential also exists for residential development on the Major Commercial Area and Local Commercial Mixed Use Area designations; and,
- e) Housing targets by dwelling unit type for the Vision Georgetown lands are below:





HOUSING MIX		
	Secondary Plan	BPE
Low	44.01%	62%
Medium	38.71%	21%
High	15.29%	17%
	6,646	100%

H6.6 IMPLICATIONS OF PLANNED DENSITY ON BUILT FORM

The target number of people and jobs to be planned for will have a significant impact on built form, resulting in a mix of singles, semi-detached, townhouses and apartments.

In order to achieve this planned density, this Secondary Plan provides for and anticipates that:

- a) The proportion of dwelling units made up of single detached dwellings will be less than in other recent developments in Halton Hills
 and this has the effect of providing more housing units on less land;
- b) Lot sizes, particularly for single and semidetached dwellings will generally be smaller than in other areas of the Town:
- c) Most new buildings will generally be located closer to the street to maximize the use of land and provide for a more pedestrian oriented environment;
- Rear public or private laneways will be permitted in strategic locations on the arterial and major collector roads to provide access that minimizes conflicts and provides for a more pedestrian oriented environment;
- e) The proportion of land devoted to surface parking may potentially be reduced in areas where a mix of uses is proposed and shared parking is possible, such as in the Community Core area which has the effect of providing additional land

- for new dwelling units and other uses;
- f) The amount of land covered by commercial and institutional buildings in relation to lands used for parking and open space uses will increase to reduce the amount of land area required for these uses;
- g) There also will be more of a reliance placed on on-street parking and lay-by lanes in key strategic locations, such as the Community Core area; and,
- h) There will be a greater emphasis on the integration of all lands uses to make more efficient use of land.

H6.7 SUSTAINABLE DEVELOPMENT

H6.7.1 INTRODUCTION

- a) It is the intent of the Town that development and redevelopment is carried out in a manner that furthers the goals and objectives of this Plan, and particularly those that deal with sustainable development and healthy communities;
- b) In addition to the above, the Town will also consider developing and implementing a range of appropriate mechanisms and tools to promote and facilitate new development and redevelopment that addresses the sustainability objectives and policies of this Plan; and,
- c) One of these mechanisms and tools are the Town's Green Development Standards, and it is the intent of this Plan that new development within the Secondary Plan area will comply with the standards established by the Town's Green Development Standards as updated from time to time.

H6.7.2 OBJECTIVES

It is the objective of the Town to:

a) Encourage land use and development patterns that support





the health and well-being of the people of Halton Hills and contribute to a higher quality of life;

- b) development Promote the complete, sustainable and healthy communities that create improve physical and social environments and expand community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential, including:
 - i) choices Providing and opportunities for all residents of all ages, by providing a diverse range of housing types, modes, transportation employment options, and recreation or leisure activities, including opportunities for local food production; and
 - Efficiently managing the natural and social resources of the community to achieve the optimal benefits for all residents of all ages;
- c) Recognize that the built environment plays a critical role in shaping the physical, psychological and social health of individuals and the communities they live within;
- d) Recognize that a number of factors, such as land use patterns, transportation networks, public spaces and natural systems can all promote increased physical activity, psychological well-being and healthier lifestyles for residents;
- e) Ensure the development of healthy and sustainable communities with an emphasis on the importance of design and green infrastructure;
- Recognize that healthy communities attract investment and labour, particularly for those working at

- home, in small spaces and in a collaborative setting;
- g) Adapt to and mitigate the impacts of climate change through the creation of resilient communities;
- h) Ensure that development and land use patterns consider the impacts of climate change;
- Promote improved accessibility for persons with disabilities and the elderly;
- j) Coordinate with other service providers, municipalities, government agencies, non-profit, and private partners to deliver, and where appropriate, to lead, healthy communities initiatives;
- k) Coordinate and appropriately deliver where possible social and community services to meet the needs of the population, including co-location or clustering of facilities in strategic locations to facilitate maximum access by residents and visitors; and,
- I) Promote public art to help create distinctive areas and people-places.

H6.7.3 VISION GEORGETOWN SUSTAINABLE DESIGN GUIDELINES

H6.7.3.1 INTRODUCTION

The Vision Georgetown Sustainable Design Guidelines prepared in support of this Secondary Plan provide a suite of proactive and forward thinking design considerations for the planning and development of the Vision Georgetown lands. These Guidelines are intended to be read in conjunction with this Plan and assist in the review of development applications.

The sections below from the Vision Georgetown Sustainable Design Guidelines include a number of objectives that are to be considered as this Secondary Plan is implemented.





H6.7.3.2 NATURAL HERITAGE PROTECTION

Appreciation for natural areas contributes to the quality of life that Georgetown residents enjoy. Future growth and development should be planned and constructed in such a way as to preserve the Natural Heritage System, while also providing access to educational and recreation opportunities through a network of parks, trails, and public spaces, where appropriate. On the basis of the above, it is the objective of this Plan that:

- a) Community members of all ages are provided access and opportunities to connect with and enjoy the natural environment;
- Streets and roads be planned to reduce impacts on the natural heritage system features and functions, and be designed to accommodate transit, cyclists and pedestrians as well as motor vehicles;
- Streets and parking areas be designed to encourage infiltration into the ground with permeable paving where possible;
- d) The location and orientation of buildings frame and address parks and open space, and where possible, provide new opportunities for access and visual connections to the landscape as part of everyday life in Georgetown;
- e) Pedestrian and multi-use trails provide access to and through parks and the natural heritage system, to help encourage active transportation as a viable means of both recreation and transportation;
- f) Community initiatives, which educate and celebrate the importance of the natural environment are supported;
- g) Community awareness about climate change is promoted, and local action to help preserve the environment is supported; and,

h) Natural Heritage System features and functions are monitored with established targets, measurable objectives and adaptive management responses through the development process as per the Subwatershed Study and Addendums and Environmental Implementation Reports.

H6.7.3.3 ENERGY EFFICIENCY AND PRODUCTION

- a) The feasibility of establishing a cogeneration plant (also known as CHP Combined Heat & Power) in the Community Core area be explored through the required Community Core Plan required by Section H6.10.2;
- b) Throughout the Secondary Plan area, new developments encouraged to incorporate both active and passive strategies to reduce demand and increase energy efficiency to minimize the impact conventional the energy distribution network, while also promoting the use of alternative clean and renewable sources. On the basis of the above, it is the objective of this Plan that, where feasible:
 - i) Programs and partnerships to leverage municipal investment and demonstrate excellence in energy efficient design be promoted;
 - ii) Passive strategies in building design and construction be employed to reduce total energy consumption and peak energy use;
 - iii) Renewable energy technologies be integrated into the building façade, roof and site design, while not detracting from the public realm;
 - iv) Renewable energy production be showcased as





- prominent design elements to promote their use;
- v) The integration of active renewable energy production facilities onsite to help offset conventional demand be considered when larger institutional, commercial and residential buildings are developed;
- vi) New buildings attain a level of sustainability with particular attention to achieving energy use reduction credits through the Halton Hills Green Development Standards;
- vii) Reflective or light-coloured roofs, or other alternatives be considered for medium and high density residential, commercial, industrial and institutional buildings where green roofs are not feasible, to reduce the urban heat island effect and energy expenditure for climate control;
- viii) Alternative or renewable energy sources such as solar panels are encouraged to be incorporated within building designs;
- ix) Lighting for pedestrian and multi-use trails should, where feasible, implement solar panels to reduce energy demand from non-renewable sources;
- x) Other methods for improving energy efficiency and air quality such as earth source energy, passive solar design, building orientation, ventilation, increased insulation, photovoltaic panels, green roofs, cool roofs, and high quality windows be considered;

- xi) Net zero or net zero ready buildings be encouraged; and
- xii) Energy efficient lighting fixtures and appliances are encouraged.

H6.7.3.4 WILDLIFE HABITAT PROTECTION

New neighbourhoods will not be the exclusive domain of human beings, with the habitat being shared with many wildlife species. Bees, butterflies and birds are especially important as pollinators but are particularly vulnerable to changes in their habitat and migratory routes. On the basis of the above, it is the objective of this Plan that:

- a) Community gardens and public parks prioritize low-maintenance, drought resistant species;
- b) Bio-diversity be encouraged through the selection of native, non-invasive species of plant life;
- c) In order to ensure adequate nectar and pollen supply throughout the year, consideration be given to a range of flowering species which blossom successively throughout the spring, summer and fall seasons;
- d) Large expanses of glazed areas on buildings employ bird strike deterrent strategies;
- e) Building systems, as appropriate, be set up to automatically turn off major lighting after hours or direct light away from the natural heritage system once the sun has set to reduce energy use and minimize interference with the flight patterns of migratory birds; and
- f) Linkages are established between wildlife habitat features, including consideration for opportunities at proposed road crossings, to maintain habitat connectivity.





H6.7.3.5 WASTEWATER, WATER AND STORMWATER MANAGEMENT

Throughout the community, development should be designed to conserve water use and to manage stormwater on-site through Low Impact Development techniques such as bioswales, rainwater harvesting systems, infiltration trenches, and stormwater management facilities. On the basis of the above, it is the objective of this Plan that:

- New buildings be designed where possible to collect rainwater for irrigation on site, and reduce excess stormwater runoff, which carries pollutants into natural waterways and groundwater recharge areas, with these features allowing for the consideration of reduced sizes for stormwater management facilities;
- Stormwater management features be strategically located to take advantage of the existing topography and drainage patterns and to minimize their footprint;
- Stormwater management features be developed as naturalized facilities, and incorporate native planting to help support pollinator species, and enhance biodiversity;
- d) Stormwater management facilities be designed to support key features and ecological functions in the natural heritage system;
- e) Rainwater harvesting systems, such as rain barrels and other simple cisterns, be installed where feasible to capture rainwater, which can be used for landscape irrigation, thereby reducing unnecessary use of potable water;
- f) All buildings be designed for efficient water use using conventional methods, such as ultra-low flow fixtures and dual flush toilets and other innovative water saving measures like waterless urinals, and grey-water recycling systems;

- g) The re-use of relatively clean domestic waste water, or "grey water", often from laundry machines, sinks, showers, baths and other appliances be encouraged to help minimize the use of the potable water supply;
- h) Landscaped areas be located to optimize water infiltration potential;
- Landscaping of public and private facilities utilize drought tolerant native and non-invasive species that require minimal irrigation;
- j) Surface parking areas minimize the use of impervious surface materials, such as through the incorporation of permeable pavers and trenches, where feasible;
- k) Impermeable hard surfaced areas (i.e. driveways and parking areas)
 be reduced and opportunities for ground water infiltration be encouraged; and
- Rain gardens, complete with native plant species and soil media, be encouraged to detain, infiltrate and filter runoff discharge from roof leaders, or integrated into surface parking areas where feasible.

H6.7.3.6LOCAL FOOD PRODUCTION

Throughout the community, opportunities should be sought to highlight local food production, urban agriculture and community gardens. On the basis of the above, it is the objective of this Plan that:

- a) Open spaces, including the natural heritage system, and roof tops on buildings that receive good sunlight be designed to incorporate urban agriculture and community gardens where appropriate;
- Space be allocated in the public realm for the retail sale of locally grown food;
- c) The selection of native, low maintenance and drought resistant





plants be prioritized to minimize the spread of invasive species; and

 d) Local agricultural products are promoted to help ensure that they remain productive components of the local economy.

H6.7.3.7MATERIAL SELECTION AND SOLID WASTE MANAGEMENT

New development and construction should incorporate sustainable materials and promote waste diversion strategies in order to minimize environmental impacts and reduce the amount of waste heading to conventional landfill sites. On the basis of the above, it is the objective of this Plan that:

- a) Light coloured materials be considered for large hardscape areas such as surface parking lots, driveways, pedestrian walkways and urban plazas;
- b) The use of salvaged or re-purposed construction materials for new buildings and public spaces, including the use of such materials for the construction of roads, multiuse pathways and trails be encouraged wherever feasible;
- c) Construction materials containing post-consumer waste or recovered materials be used in new construction, where permitted and feasible;
- d) Building materials be selected based on their durability, energy efficiency, lifecycle cost, and environmental impact; and
- e) Waste Reduction Plans be prepared for use during the construction process.

H6.7.3.8 GREEN ROOFS

Green roofs or vegetated roofs serve to absorb rainwater and reduce stormwater runoff, provide additional insulation to the building envelope, create habitat for wildlife and pollinators, and help mitigate the urban heat island effect.

On the basis of the above, it is the objective of this Plan that:

- a) Green roofs be encouraged throughout the community, as appropriate;
- b) Where green roofs are accessible, use of these spaces for local food production be encouraged; and
- c) Where green roofs are not easily accessible, the use of native, low maintenance plant species is encouraged.

H6.7.3.9 INNOVATION AND FUTURE TECHNOLOGIES

Part of planning for sustainability today means preparing for the seamless integration of the technologies and systems of tomorrow. Everyday renewable energy technologies become smaller, more affordable and more efficient. On the basis of the above, it is the objective of this Plan that:

- a) Where possible, the consideration for the integration of future technologies and infrastructure be part of community planning and design;
- b) Charging stations, which supply electricity for electric vehicles, be encouraged in new developments and parking lots and be incorporated into the design of high density development and mixed use buildings, as well as small and large-format commercial buildings and institutional buildings; and,
- c) All ground oriented developments be required to install a 240v electrical connection in all garages to facilitate the installation of car chargers at a later date and that all Part 3 and Part 9 buildings be required to provide EV charging within associated parking areas in keeping with current Ontario Building Code regulations.





H6.8 DESIGNING STREETS FOR ACTIVE TRANSPORTATION

One of the keys to the success of the Vision Georgetown Secondary Plan will be the ease by which residents and others travel through the community and to adjoining areas. On the basis of the above, it is the objective of this Plan that:

- a) A comprehensive and integrated continuous trail network be established, in order to contribute to the establishment of walkable, bicycle friendly and active neighbourhoods;
- b) Trails be utilized to create connections and linkages between parks, the Natural Heritage System, the community core, community facilities, and other activity nodes throughout Vision Georgetown;
- New trails provide seamless connections to Georgetown's existing active transportation network;
- d) Street and block configurations provide street exposure for natural features, and strengthen their presence as focal features;
- e) Streets be designed to reflect complete street design principles, in order to balance the competing needs of pedestrians, cyclists, transit users and motorists;
- f) Streets be designed and laid out based on a modified grid pattern, which responds to topographical features, natural open spaces, built heritage, and existing development patterns;
- g) Street patterns provide continuous, safe and comfortable avenues of public movement and promote connections to neighbourhood focal points;
- h) Street patterns establish significant views and vistas, where feasible;
- Block lengths should generally range between 200 and 250 metres and in

- special circumstances, where blocks lengths exceed 250 metres, a through-block pedestrian walkway should be provided;
- j) Collector Roads have an urban character, and be designed with equal consideration given to the needs, safety and comfort of pedestrians, cyclists, transit and motorists;
- k) Dedicated bicycle lanes, with a minimum width of 1.5 metres, be provided on either side of Major Collector Roads and on one side of Minor Collector Roads;
- Multi-use paths, with a minimum width of 3 metres, be provided on one side of Major Collector Roads outside of the Community Core;
- m) Local Roads be designed with equal consideration given to the needs, safety and comfort of pedestrians and motorists, and reflect an intimate, pedestrian-scaled neighbourhood setting;
- n) Window Roads be considered adjacent to Arterial Roads, in order to promote neighbourhood visibility and provide a street-oriented built form presence, while eliminating the need for rear lotting; and,
- o) Public or private laneways be considered in strategic locations adjacent to Arterial and Collector Roads, in order to provide a street-oriented built form presence with a continuous rhythm of building frontages and front yard landscaping, while eliminating the need for front yard driveways.

H6.9 BUILT FORM AND THE PRIVATE REALM

All development applications shall be supported by urban design guidelines. Proponents shall have regard to the final version of the 'Vision Georgetown Sustainable Design Guidelines'.





In addition to the above, it is the objective of this Plan that:

- a) Sites be planned and designed in keeping with Accessibility for Ontarians with Disabilities Standards (2005) and Crime Prevention Through Environmental Design Principles;
- New development be planned to attain a level of sustainability by complying with the Town's Green Development Standards;
- c) Landowners consider seeking current LEED Neighbourhood Development Certification. achieving efficiencies in the following categories: Smart Location and Linkage, Neighbourhood Pattern and Design, Green Infrastructure and Buildings, and Innovation and Design Process;
- d) Landowners consider seeking current LEED Building Design and Certification, Construction achieving efficiencies in following categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials Resources, Indoor Environmental Quality, and Innovation and Design Process;
- Landowners consider e) seekina current LEED Homes Certification, achieving efficiencies following categories: Location and Transportation, Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation;
- f) The primary facade of all buildings in Vision Georgetown relate directly to the street and be sited generally parallel to it, creating a well-balanced, human-scale street and building relationship, which encouraged pedestrian activity;
- g) Where building elevations are visible from adjacent streets and open spaces, a variety of massing

- be achieved through alternative facade treatments, roof line, emphasis, building projections, materials, colours and certain architectural styles;
- h) A variety of roof types and forms should be provided, and be selected on a case-by-case basis, in order to ensure consistency with the architectural style of the buildings; and
- All buildings are designed to individually and collectively contribute to the character of the surrounding neighbourhood or district.

H6.10 COMMUNITY CORE

H6.10.1 LONG TERM VISION

- a) The Community Core shown on Schedule H6-1 is envisioned as an important character area that functions as the primary gathering place in Vision Georgetown, and allow for various amenity and programming opportunities aimed at providing purpose and interest throughout the day and evening. Land use policies applying to the land use designations in the Community Core shown on Schedule H6-2 are contained in Section H6.11 of this Plan;
- b) Place making is critical to the longterm success of the Community Core, which shall strive to achieve a setting that reflects high quality design, where people can live, work, shop, learn and play;
- Streets within the Community Core c) will be planned as complete streets to balance the needs of all road users, including pedestrians, transit-users, cyclists, motorists. In particular, the streets will be pedestrian oriented, and accessible for people of all ages and abilities. They will be framed by animated building edges including wide sidewalks, weather protection, lighting and wayfinding. A network





- of public and semi-private open spaces and pathways will be created to complement the Natural Heritage System and increase accessibility to outdoor open space, local public parks, and the Community Park;
- d) A mix of uses should be planned for that attracts a diversity of people throughout the day and evening, including seniors, students, shoppers, recreation and library facility users, cyclists and other residents; and,
- e) It is the intent of this Plan that the right conditions are created in the Community Core to encourage the short trip over the long trip. The variety of functions and amenities within the Community Core is intended to attract pedestrians surrounding from the neighbourhoods as an alternative to residents using their cars to go elsewhere for some of their day-today recreation, leisure and shopping requirements.

H6.10.2 REQUIREMENT FOR A COMMUNITY CORE PLAN

- a) Prior to the consideration of individual applications within the Community Core, a Community Core Plan shall be prepared first to guide development applications. The limits of the Community Core Plan area shall be developed in consultation with the Town.
- b) The Community Core Plan shall be prepared to the satisfaction of Council and contain the following:
 - A detailed overall land use plan, identifying the location of all of the proposed uses and in particular the location of medium and high density residential uses;
 - A detailed phasing plan that describes the sequencing of development and the timing

- of any infrastructure improvements;
- iii) A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
- iv) The proposed built-form of the development including type, height, and architectural treatments;
- v) The location of appropriate access points onto the abutting road and trail network;
- vi) The location of pedestrian, bicycle, vehicular and service circulation and access and parking areas in the context of the overall parking management strategy; and,
- vii) Measures that implement feasibility study required Section by **H6.7.3.3a)** of this plan as appropriate, and where it has determined to be feasible to establish a cogeneration plant (also known as CHP - Combined Heat & Power) in the Community Core area.
- c) A key element of the Community Core Plan required above will involve demonstrating how various land uses can share amenities such as open space and other facilities such as parking and loading areas. In this regard, the co-location of uses within buildings and on individual properties is strongly encouraged. In addition, barriers between public uses, particularly between parks and schools should be eliminated wherever possible.

H6.10.3 COMMUNITY HUBS

 The Town supports and encourages buildings and structures to be utilized to their fullest potential for





the provision of programs and services, provided or subsidized, by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs or cultural services. When and where available these uses are encouraged to colocate within the Community Core as a Community Hub; and,

b) Community Hubs may offer school-community partnerships, respond to local service or recreational needs, and provide more efficient and sustainable services, improved access to services and a positive social return on the investment to the community.

H6.10.4 COMMUNITY USES IN THE COMMUNITY CORE

A secondary school and a community centre/library are planned in the Community Core. It is the objective of this Plan that:

- a) secondary school, the community centre/library and the neighbouring Town Square Park and Community Park be the subject of an integrated planning process that is undertaken in conjunction with the Community Core Plan required by Section H6.10.2 or through a separate public sector led process that ensures that all uses relate to each other, share space and land wherever possible and be designed in a manner where all uses complement each other;
- b) The secondary school and community centre/library incorporate the highest standard in architectural and sustainable design, with equal priority given to all visible building facades;
- c) The secondary school and community centre/library embody a distinct visual identity, while respecting the character of the Community Core and surrounding neighbourhoods through the

- complementary use of architectural styles;
- d) The library and community centre animate the two Collector Roads they front on, as well as the adjacent Town Square Park and Community Park, with active interior uses such as pools, gymnasiums, atriums, and cafeterias, where appropriate; and
- e) The secondary school and community centre/library promote safety and ease of access through well-defined entrances and windows facing the public streets and primary walkways.

H6.11 LAND USE DESIGNATIONS IN THE COMMUNITY CORE

H6.11.1 OVERVIEW

- a) Schedule H6-2 identifies the land use designations that apply in the Community Core. The land use designations are listed below:
 - i) Core Commercial Area:
 - ii) High Density Residential Mixed Use Area:
 - iii) Local Commercial Mixed Use Area:
 - iv) Medium Density Residential Area;
 - v) Major Institutional Area; and
 - vi) Major Parks and Open Space Area.
- b) In instances where the policies and designations contained in **Section H6.11** vary with the policies within **Part D** of this Plan, the more specific and detailed policies of this Section shall prevail, provided the overall intent of the Official Plan is maintained;
- c) A Community Park within the Major Parks and Open Space Area designation is also planned in the Community Core and policies on the Community Park are contained in **Section H6.16.4** of this Plan; and,





d) A Town Square Park is also planned in the Community Core and policies on the Town Square Park are contained in **Sections H6.11.9** and **H6.16.7** of this Plan.

H6.11.2 CORE COMMERCIAL AREA

H6.11.2.1 GOAL

It is the intent of this Plan that the **Core Commercial Area** designation be planned to accommodate low to mid-rise building forms and accommodate non-residential uses in the first storey.

H6.11.2.2 PERMITTED USES

- a) Main permitted uses are limited to:
 - i) Non-residential uses including child care centres, retail uses, personal service uses, office uses and restaurants in the first storey of any building located adjacent to a Collector Road:
 - ii) Public service uses:
 - iii) Multiple dwellings;
 - iv) Block townhouse dwellings; and,
 - v) Low-rise apartment dwellings.
- b) Permitted complementary uses are set out below:
 - Home occupations subject to Section D1.3.1.4 of this Plan; and,
 - ii) Accessory apartments subject to **Section D1.3.1.6** of this Plan.

H6.11.2.3 DENSITY AND HEIGHT

The density range shall be 40 to 120 units per net residential hectare and the maximum building height shall not exceed five storeys.

H6.11.2.4 SPECIAL DEVELOPMENT POLICIES

a) Residential uses shall not be permitted on the ground floor

- within 12 metres of the edge of the Collector Road with this floor area being reserved for permitted nonresidential uses;
- b) The development of activities that spill out into the street and other public spaces is strongly encouraged; and,
- c) Some reliance will be placed on onstreet parking to meet parking demand for permitted nonresidential uses, as set out in the required Community Core Plan.

H6.11.3 HIGH DENSITY RESIDENTIAL MIXED USE AREA

H6.11.3.1 GOAL

It is the intent of this Plan that the **High Density Residential Mixed Use Area** designation be planned to accommodate a range of housing types with permissions for non-residential uses in the Community Core Area.

H6.11.3.2 PERMITTED USES

- a) Main permitted uses are apartment dwellings and long term care homes and retirement homes;
- b) Stacked. block townhouse and multiple dwelling units may be considered provided they are not located closer than 50 metres from the intersection of two Collector Roads or the intersection of an Arterial Road and Collector Road, since these intersections are to be reserved for apartment dwellings, term care homes and long retirement homes;
- Permitted complementary uses are set out below:
 - Home occupations subject to Section D1.3.1.4 of this Plan; and,
 - ii) Non-residential uses including child care centres, places of worship, retail uses, personal service uses, office uses and restaurants in the first storey of any



June 27, 2018



building located adjacent to a Major Collector Road.

H6.11.3.3 DENSITY AND HEIGHT

a) The density range shall be 75 to 200 units per net residential hectare and the maximum building height shall not exceed six storeys. The minimum building height shall be four storeys.

H6.11.3.4 SPECIAL DEVELOPMENT POLICIES

- a) The first storey of buildings within 50 metres of the intersection of two Collector Roads or the intersection of a Collector and Arterial Road shall be designed to accommodate permitted non-residential uses over the long term. In this regard and where non-residential uses are planned, glazing should occupy about 50% of the first storey façade and first storey heights should be designed to accommodate a range of non-residential uses;
- b) If non-residential uses are proposed, some reliance will be placed on onstreet parking to meet parking demand for permitted non-residential uses, as set out in the required Community Core Plan;
- c) Buildings should incorporate a high standard in architectural and sustainable design, with highest priority given to street and open space facing facades, and secondary priority given to all other visible building facades; and,
- d) Buildings should be designed to have articulated facades primarily on the upper floors to provide for a more visually pleasing streetscape.

H6.11.4 LOCAL COMMERCIAL MIXED USE AREA

H6.11.4.1 GOAL

It is the intent of this Plan that the **Local Commercial Mixed Use Area** designation be primarily the site of retail and personal service uses that are designed to be transit supportive and pedestrian oriented.

Residential uses may also be permitted provided local commercial uses are also developed.

H6.11.4.2 PERMITTED USES

Permitted uses are set out below:

- a) Commercial fitness centres;
- b) Child care centres;
- c) Medical offices;
- d) Private and commercial schools;
- e) Restaurants;
- f) Retail and service commercial uses;
- g) Public service uses;
- h) Places of Worship;
- i) Multiple dwellings;
- j) Block townhouse dwellings;
- k) Stacked townhouse dwellings; and,
- I) Low-rise apartment dwellings.

H6.11.4.3 SPECIAL DEVELOPMENT POLICIES

- a) Local Commercial Mixed Use Area sites should have an approximate area of 2.5 hectares;
- b) The planned built form characteristics for this designation encourage the development of a wide variety of building forms that are generally low to mid rise in height. In this regard, the maximum height shall be three storeys;
- c) A smaller scale of commercial use is anticipated with emphasis on good building/street relationships. On this basis, below is the design and built form criteria that shall be applied in the Local Commercial Mixed Use Areas:
 - Buildings should be located on or close to the street line to reinforce a strong street edge;
 - Front yard parking shall not be encouraged and larger parking areas shall be set





- back an appropriate distance from the street edge, or landscaped to ensure that the majority of the street edge is the site of buildings or landscaping;
- iii) A strong street edge landscape treatment should be provided to contribute to the streetscape; and,
- iv) Well-delineated pedestrian walkways should be provided between the street and main entrances.
- d) The development of pedestrian oriented focal points that are walkable from nearby areas is required to be a key component of development in the Local Commercial Mixed Use Area designation. These spaces are intended to provide an internal focal point for the area and function as a public gathering area the immediate neighbourhood and visitors to the area. These spaces should be easily accessible and visible to the public, contain seating amenities, hard landscaping, and natural elements, and provide passive recreation uses, public possible or private programmed activities and public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces;
- e) Permitted residential uses may be considered provided:
 - i) No less than 50% of the ground floor of all buildings on the lands within the Local Commercial Mixed Use Area designation is the site of, or planned to be site of, non-residential uses:
 - The function of the lands as a focal point and local destination for goods and services is maintained or enhanced;

- iii) The non-residential uses on the site are visible from surrounding roads to encourage their viability; and,
- iv) The density range shall be 40 to 120 units per net hectare.

H6.11.5 MEDIUM DENSITY RESIDENTIAL (IN COMMUNITY CORE)

H6.11.5.1 GOAL

It is the intent of this Plan that the **Medium Density Residential Area** designation be planned to accommodate a range of medium housing types in the Community Core and elsewhere on the Vision Georgetown lands where permitted.

H6.11.5.2 PERMITTED USES

- a) Main permitted uses are multiple, street townhouse, block townhouse, stacked townhouse; back-to-back townhouse and low-rise apartment dwellings and long term care homes and retirement homes.
- b) Permitted complementary uses are set out below:
 - Home occupations subject to **Section D1.3.1.4** of this Plan; and
 - ii) Accessory apartments subject to **Section D1.3.1.6** of this Plan.

H6.11.5.3 DENSITY AND HEIGHT

The density range shall be 30 to 120 units per net residential hectare and the maximum building height shall not exceed four storeys.

H6.11.5.4 SPECIAL DEVELOPMENT POLICIES

 a) All medium density development in the Community Core shall be accessed by Local Roads or private or public lanes to minimize access onto Collector roads and support the development of complete streets;





- b) Buildings fronting on the Collector Roads in the Community Core shall have its main facade facing the Collector Road and be located close to the street and designed to frame the street; and,
- c) In areas outside of the Community Core, direct access to Arterial Roads and Collector Roads for individual dwelling units is not permitted.

H6.11.6 MAJOR INSTITUTIONAL AREA

H6.11.6.1 GOAL

It is the intent of this Plan that the **Major Institutional Area** designation in the Community Core be the site of a Secondary School and other community facilities such as a library/community centre that supports the Community Core and the broader Georgetown community.

H6.11.6.2 PERMITTED USES

- Permitted uses in the a) Major Institutional Area designation are limited to Secondary Schools and other community facilities such as a library and community centre. Public service uses are also permitted support the to development of a community hub. The location of both the secondary school and the library and community centre is shown on Schedule H6-2:
- Minor changes to the location of the planned library/community centre are permitted, provided it continues to be functionally connected with the planned Community Park and Secondary School;
- c) Notwithstanding Section F8.1.1 of this Plan, both medium and highdensity uses are permitted if the Secondary School site within the Community Core is not required;
- d) If the Secondary School is not required, an amendment to the Community Core Plan as specified in Section H6.10.2 would be required; and

e) Minor changes to the location of the planned Secondary School are permitted, provided it continues to be functionally connected with the planned Community Park and the library/community centre.

H6.11.7 MAJOR PARKS AND OPEN SPACE AREA

H6.11.7.1 GOAL

It is the intent of this Plan that the **Major Parks and Open Space Area** designation in the Community Core be the site of a Community Park and Town Square Park.

H6.11.7.2 PERMITTED USES

- a) Permitted uses in the Major Parks and Open Space Area designation are set out in Section B2.3 of this Plan.
- b) Policies on the Community Park are located in **Section H6.16.4** of this Plan.
- c) Policies on the Town Square Park are located in **Section H6.16.7** of this Plan.

H6.12 LAND USE DESIGNATIONS OUTSIDE OF THE COMMUNITY CORE

H6.12.1 OVERVIEW

- a) Schedule H6-2 provides the detailed land use designation for lands outside of the Community Core. The land use designations are listed below:
 - i) Low Density Residential Area;
 - ii) Medium Density Residential Area;
 - iii) Mixed Use Area (Gateway);
 - iv) High Density Residential Mixed Use Area;
 - v) Major Commercial Area;
 - vi) Local Commercial Mixed Use Area;
 - vii) Major Institutional Area;





- viii) Natural Heritage System;
- ix) Eighth Line Special Study Area; and,
- x) Stormwater Conveyance Corridor Area.
- b) In instances where the policies and designations contained in **Section H6.12** vary with the policies within **Part D** of this Plan, the more specific and detailed policies of this Section shall prevail, provided the overall intent of the Official Plan is maintained.

H6.12.2 LOW DENSITY RESIDENTIAL AREA

H6.12.2.1 GOAL

It is the intent of this Plan that the **Low Density Residential Area** designation be planned to accommodate a range of housing types on a network of local roads and condominium roads that are designed for the motor vehicle, cyclists and pedestrians.

H6.12.2.2 PERMITTED USES

- Main permitted uses are limited to singe detached, semi-detached and duplex dwellings;
- addition, b) street townhouse dwellings, stacked townhouse dwellings and block townhouse dwellings are also permitted provided the total number of such units does not exceed 25% of the total number of units in a Plan of Subdivision; and,
- c) Permitted complementary uses are set out below:
 - Home occupations subject to **Section D1.3.1.4** of this Plan:
 - i) Bed and breakfast establishments in single detached dwellings subject to **Section D1.3.1.5** of this Plan:
 - ii) Accessory apartments subject to **Section D1.3.1.6** of this Plan:

- iii) Garden suites subject to Section D1.3.1.7 of this Plan; and.
- iv) Special needs housing subject to **Section D1.3.1.8** of this Plan.

H6.12.2.3 DENSITY AND HEIGHT

- a) The minimum permitted density shall be 24 units per net residential hectare and the maximum permitted density shall be 30 units per net residential hectare;
- b) Notwithstanding the above, the minimum and maximum density permitted for street townhouse dwellings, stacked townhouse dwellings and block townhouse dwellings are 30 to 50 units per net residential hectare; and,
- c) The maximum building height shall not exceed three storeys.

H6.12.2.4 SPECIAL DEVELOPMENT POLICIES

- a) Dwellings should incorporate a moderate standard in architectural and sustainable design, with highest priority given to street and open space facing facades, and secondary priority given to all other visible building facades;
- b) Each dwelling should have a unique identity, while respecting and responding to the surrounding context;
- Each dwelling should have appropriate facade detailing, materials and colours consistent with its architectural style;
- d) Identical building elevations should not be located side by side or directly opposite from one another. Such elevations should be separated by a minimum of 2 single detached dwellings;
- e) Identical building elevations should not appear more than 3 times within a cluster of 10 dwelling units; and,





f) Variety of architectural expression is encouraged through the use of alternative façade treatments, rooflines, building projections, materials, colours and architectural styles.

H6.12.3 MEDIUM DENSITY RESIDENTIAL (OUTSIDE COMMUNITY CORE)

The lands in the Medium Density Residential Area designation shall develop in accordance with **Section H6.11.5** of this Plan.

H6.12.4 MIXED USE GATEWAY AREA

H6.12.4.1 GOAL

It is the intent of this Plan that the **Mixed Use Gateway Area** designation be planned to accommodate a range of medium density housing types and a limited amount of non-residential uses at the intersections of Trafalgar Road and the 10 Side Road and Trafalgar Road and the 15 Side Road.

H6.12.4.2 PERMITTED USES

- Main permitted uses are multiple, street townhouse, block townhouse, stacked townhouse; back-to-back townhouse and low-rise apartment dwellings and long term care homes and retirement homes;
- b) Places of worship may also be permitted;
- c) The Stewarttown Public School is recognized as a permitted use;
- d) Permitted complementary uses are set out below:
 - Home occupations subject to **Section D1.3.1.4** of this Plan;
 - ii) Accessory apartments subject to **Section D1.3.1.6** of this Plan; and,
 - iii) Limited non-residential uses including child care centres, retail uses, personal service uses, public service uses, office uses and restaurants provided the total floor area

planned for these uses does not exceed 20% of the total amount of residential floor area within each area that is designated Mixed Use Gateway.

H6.12.4.3 DENSITY AND HEIGHT

The density range shall be 40 to 150 units per net residential hectare and the maximum building height shall not exceed five storeys.

H6.12.4.4 SPECIAL DEVELOPMENT POLICIES

- a) Prior to any development occurring on the lands within the Mixed Use Gateway Area designation, a Comprehensive Development Plan shall be prepared to the satisfaction of Council. The Comprehensive Development Plan shall include:
 - i) A detailed overall land use plan, identifying the location of all of the proposed uses;
 - ii) A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;
 - iii) A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
 - iv) The means by which the non-residential uses are to be accessed by abutting Arterial Roads;
 - v) The proposed built-form of the development including type, height, and architectural treatments;
 - vi) The location of appropriate access points onto the abutting road network; and,
 - vii) The location of pedestrian, bicycle, vehicular and service circulation and





access and parking areas in the context of the overall parking management strategy.

- b) The development of a range of medium density housing types (street townhouse, stacked townhouse, block townhouse and back to back townhouses) is encouraged; and,
- c) Given the prominent location of this land use designation, special consideration will be given to establishing gateway features at the intersection of the two arterial roads.

H6.12.5 HIGH DENSITY RESIDENTIAL MIXED USE AREA

The lands in the **High Density Residential Mixed Use Area** designation shall develop in accordance with **Section H6.11.3** of this Plan.

H6.12.6 MAJOR COMMERCIAL AREA

H6.12.6.1 GOALS

- To establish the Major Commercial Area designation as a major activity area in the Secondary Plan Area;
- b) To provide a focus for the development of major retail uses in the Secondary Plan Area;
- c) To provide for the establishment of a focal point that is easily accessed by pedestrians, bicycles and transit; and.
- d) To provide for a diverse range of retail and service uses to serve the Town and the Region.

H6.12.6.2 PERMITTED USES

Permitted uses are limited to:

- a) Retail and service commercial uses;
- b) Supermarkets and specialty food stores;
- c) Department stores;
- d) Medical offices;

- e) Hotels and convention centres;
- f) Places of entertainment;
- g) Child care centres;
- h) Private and commercial schools;
- i) Public service uses:
- j) Commercial fitness centres;
- k) Places of worship;
- Private recreational uses, such as banquet halls and private clubs;
- m) Restaurants;
- n) Adult specialty stores;
- o) Motor vehicle service stations;
- p) Complementary multiple and apartment dwellings including long-term care homes and retirement homes; and,
- q) Home occupations in accordance with **Section D1.3.1.4** of this Plan.

H6.12.6.3 SPECIAL DEVELOPMENT POLICIES

Prior to any development occurring on the lands within the **Major Commercial Area** designation, a Comprehensive Development Plan shall be prepared to the satisfaction of Council. The Comprehensive Development Plan shall consider all matters listed in **Section D2.5.2.3.3** of this Plan and the other matters listed in this Section.

The following policies are intended to guide proposals for new development or redevelopment in the **Major Commercial Area** designation.

- Major Commercial sites should have an approximate area of 6.0 hectares;
- b) It is the intent of this Plan that the lands within the Major Commercial designation are the focus of major retail uses and over the longer term, higher density residential uses in a mixed use setting;
- c) Development shall be planned to be pedestrian, bicycle and transit





friendly from the outset with a pattern of streets and blocks that encourages pedestrian circulation even where the "streets" in large developments may initially be privately owned and maintained. In particular, development shall be oriented to the street and designed to promote a vital and safe street life and to support the early provision of transit;

- d) The maximum gross leasable floor area permitted for all retail uses combined in the Major Commercial Area designation is 20,000 square metres;
- e) The establishment of a higher-order supermarket serving a large trade area is a key component of the land use plan for the area;
- f) As this area develops, it is the intent of this Plan that a pedestrian oriented environment that is integrated with surrounding lands;
- The development of pedestrian g) oriented focal points that are walkable from nearby areas is required to be a key component of development in the Major Commercial Area designation. These spaces are intended to provide an internal focal point for the area and function as a public gathering area serving the neighbourhood immediate and visitors to the area. These spaces should be easily accessible and visible to the public, contain seating amenities, hard landscaping, and natural elements, and provide passive recreation uses, possible public or private programmed activities, and public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces;
- h) The minimum height of any new residential building shall be four storeys and the maximum height shall be six storeys. The minimum

- height for non-residential buildings shall be two storeys;
- i) The density range for high density shall be 75 to 200 units per net residential hectare;
- Buildings should be located on or close to the street line and massed at intersections to establish a strong street edge; and,
- k) Given the desire to accommodate high density residential development over the longer term on lands within the Major Commercial Area designation, the Comprehensive Development Plan required by this section shall establish a long term parking strategy for the area which takes into account the ultimate provision of underground and/or structured parking.

H6.12.7 LOCAL COMMERCIAL MIXED USE AREA

The lands in the Local Commercial Mixed Use Area designation shall develop in accordance with Section H6.11.4 of this Plan.

H6.12.8 MAJOR INSTITUTIONAL AREA

H6.12.8.1 GOAL

It is the intent of this Plan that the **Major Institutional Area** designation be the site of a Secondary School that may be combined with an elementary school.

H6.12.8.2 PERMITTED USES

- a) Permitted uses in the Major Institutional Area designation are limited to Secondary Schools that may be combined with an elementary school. Public service uses are also permitted to support the development of a community hub;
- Notwithstanding Section F8.1.1 of this Plan, both medium and highdensity uses are permitted if the Elementary/Secondary School site is not required; and,





c) If the Secondary School is not required, a Comprehensive Development Plan prepared in accordance with **Section G3.3** of this Plan would be required before development applications are considered.

H6.12.9 NATURAL HERITAGE SYSTEM

H6.12.9.1 GOAL

It is the intent of this Plan that the features and functions of the Natural Heritage System be protected and enhanced over time, while providing opportunities for passive recreation and nature appreciation.

H6.12.9.2 PERMITTED USES

- a) Permitted uses in the Natural Heritage System are limited to conservation uses and compatible passive recreation, which includes trails, where appropriate. Lands that are within the Natural Heritage System are encouraged to be dedicated to the Town or another public authority as appropriate; and,
- b) Essential utility facilities may also be permitted, if it is deemed necessary in the public interest after all alternatives have been considered and, where applicable, as determined through an Environmental Assessment Process.

H6.12.9.3 ENHANCEMENT AND RESTORATION

It is the intent of this Plan that the Natural Heritage Systems will, where possible, be enhanced both in the short and long terms through the development approvals process in accordance with the subwatershed study. Such enhancements may include but not necessarily be limited to:

- a) Increase in biological and habitat diversity;
- b) Enhancement of ecological system function;
- c) Enhancement of wildlife habitat;
- d) Enhancement of natural succession;

- e) Creation of new wetlands or woodlands:
- f) Enhancement of riparian corridors;
- g) Enhancement of groundwater recharge or discharge areas; and,
- h) Establishment or enhancement of linkages between significant natural heritage features or and areas.

H6.12.9.3 INTERFACE WITH THE NATURAL HERITAGE SYSTEM

The establishment of visual connections to the Natural Heritage System is a key objective of the Town. In this regard, every effort will be made to locate parks, community facilities and stormwater management facilities near the Natural Heritage System to allow for those linkages and connections to occur.

In addition, through the development approval process, efforts will be made to establish more than just connections at the ends of roadways into the Natural Heritage System. In this regard, opportunities to locate single loaded roads to maximize access will be explored, where possible, through the Block Planning Process.

H6.12.10 EIGHTH LINE SPECIAL STUDY AREA

H6.12.10.1 LOCATION

The Eighth Line Special Study Area identified on **Schedule H6-2** applies to lands at the northwest corner of the Eighth Line and the 15 Side Road.

H6.12.10.2 OBJECTIVES

It is the objective of this designation to:

- Ensure that all land use and servicing options are carefully considered prior to development occurring;
- b) Ensure that development does not occur until a comprehensive review of land use and servicing options, urban design and environmental constraints is undertaken; and,





c) Ensure that all new development is integrated with and enhances existing development in the Georgetown Community.

H6.12.10.3 NEED FOR COMPREHENSIVE PLANNING

The lands are the site of a treed slope that slopes to the south. As a consequence, the location of the slope will have impacts on the siting of new roads/accesses and development areas. Consideration will also need to be given to how the lands will be accessed by the 15 Side Road or the Eighth Line or both.

On the basis of the above, it is the intent of this Plan to require the preparation of a Comprehensive Development Plan for all lands within this Special Policy Area in accordance with **Section G3.3** of this Plan, before a determination of which uses are appropriate and how they are to be sited and serviced is required.

On this basis, development shall not be permitted on the subject lands until a Comprehensive Development Plan (CDP) applying to all the lands is prepared to the satisfaction of Council. The CDP shall deal with such issues as:

- a) The proposed form of servicing;
- The protection and enhancement of any natural heritage features and related ecological functions;
- c) The nature, location and density of all uses and the manner in which they are integrated on the subject lands and with existing development;
- d) The nature, extent and timing of any required road improvements and the overall road pattern for the subject lands; and,
- e) The urban design standards that are to apply.

The CDP shall form the basis of an Official Plan Amendment that will place the lands in appropriate land use designations in accordance with this Plan.





H6.12.11 STORMWATER CONVEYANCE CORRIDOR

A stormwater conveyance corridor has been identified along a portion of land east of Trafalgar Road. While a considerable amount of technical work was completed in advance of the preparation of this Plan (through the Subwatershed Study and Addendum on the preliminary design and location of this stormwater conveyance corridor, additional technical assessments will be required to fix its location, width, function and design.

As a consequence of the above, these requirements will need to be resolved in advance of or concurrent with the preparation of the required Block Plan and EIR.

Any area that is confirmed as being required for stormwater conveyance in this area will automatically be included within the Natural Heritage System without an Amendment required to this Plan.

Other lands that are not required for stormwater conveyance will be developed in accordance with the adjacent Low Density Residential Area designation without an Amendment required to this Plan.

H6.13 SUBWATERSHED STUDY

H6.13.1 PURPOSE

Town Council endorsed the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 in June 2017 and the Subwatershed Study Addendum dated June 2018. The purpose of the Vision Georgetown Subwatershed Study was "to develop a subwatershed plan that allows sustainable development while ensuring maximum benefits to the natural and human environments on a watershed basis. The subwatershed areas in this study include the headwaters of Sixteen Mile Creek and a headwater tributary of Silver Creek (part of the Silver Creek Watershed)."

H6.13.2 EXTENT OF NATURAL HERITAGE SYSTEM (NHS)

- a) A review and assessment of the Vision Georgetown lands was part undertaken as of Subwatershed Study. The steps followed in developing the Natural Heritage System (NHS) on the Vision Georgetown lands included the identification of natural heritage features within and adjacent to the Vision Georgetown lands, screening for core areas and opportunities for enhancing the NHS, and the identification of ecological linkages and buffers. This process includes the refinement of the NHS to produce an area specific NHS, based on a detailed study, that is consistent with provincial and municipal environmental policies, including the Regional Official Plan;
- b) A number of modifications and improvements to the existing NHS were made through the Subwatershed Study process, including, but not limited to:
 - i) Black Locust Woodland: The Subwatershed Study provides recommendations related to the protection and enhancement of the woodland significant associated with the Silver Creek Tributary B valley. It concludes that 2.47 hectares of the black locust community adjacent to the Eighth Line should be removed and mitigated for through the establishment reforestation areas (minimum 2 hectares) and infill restoration opportunities as identified in the Subwatershed Study;
 - ii) Enhancement and Restoration Areas: The Subwatershed Study identifies the need for a number of enhancement areas, replication features





restoration and opportunities required to mitigate for potential negative impacts and to increase the certainty that the biological diversity and ecological functions of the NHS will be preserved and enhanced for future There are a generations. minimum 6 enhancement areas, 9 infill restoration opportunity sites and several replication features required to be created as outlined in the Subwatershed Study including targets for feature and ecological functions to guide detailed design;

- iii) Local Linkage: The Subwatershed Study identifies a key local linkage to be restored and enhanced between the Silver Creek Tributary B system (Block D) and the adjacent significant woodland to the south (Block C). Consistent with the recommendations of the Subwatershed Study, reforestation areas, infill restoration opportunities, replication features and other enhancements will be included within or adjacent to the linkage based on established targets and as refined through subsequent stages of development (minimum final width 125 metres); and,
- iv) Natural Channel Design and Riparian Enhancements:
 The Subwatershed Study and supporting technical documents provide detailed direction on channel realignments, natural channel design and riparian and lowflow channel enhancement areas for the Sixteen Mile Creek Tributary A reaches.

This includes the southwest floodplain area and provides corridor widths, locations of infill restoration opportunity areas, riparian enhancements and target functions to inform subsequent detailed design.

H6.13.3 BUFFERS

The buffers that have been included within the NHS have been based on a variable buffer approach. This approach takes into consideration the sensitivity of the natural heritage features and functions to be protected, buffer function, impact from the proposed adjacent land uses, as well as, enhancement and mitigation opportunities.

In accordance with this approach, the buffers within the NHS as shown on **Schedule H6-2**, range between 10 and 25 metres. Landscape enhancements and passive trails may be planned to be located within the buffer areas where appropriate and be designed to minimize impacts on the NHS, while allowing residents to appreciate and access the NHS in a sustainable manner.

More detailed information on how final buffers are to be confirmed through the development application review process is found in **Appendix A**.

H6.13.4 ENVIRONMENTAL IMPLEMENTATION REPORTS (EIR)

H6.13.4.1 Purpose

- a) The purpose of an EIR is to clearly demonstrate how specific development applications (such as a Draft Plan) will incorporate and follow the management strategy recommendations contained within Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017;
- b) The proponent will be required to demonstrate, through the preparation of an EIR, that the issues of stormwater management,





- infiltration, Natural Heritage System delineation and protection and stream corridor design have been addressed through the Draft Plan of Subdivision process, for the entire sub-catchment area;
- c) During the preparation of the EIR, the boundaries of the Natural Heritage System as illustrated in Figure 7.3.1 of the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 are considered final, subject to appropriate refinements, based on more detailed information, additional surveying of features and final buffer, corridor, linkage, enhancement and restoration area design;
- d) Additional refinements related to the proposed Block D woodland management and enhancement plan where the limits of black locust removal and the areas of reforestation will require additional study and confirmation in consultation with the agencies; and,
- e) The EIR reporting is to reflect the management requirements for the Natural Heritage System as outlined in **Section 7.4.2** and illustrated in **Figure 7.3.1** of the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017.

H6.13.4.2 EIR Study Boundaries

- a) Figure 4.6.1 of the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 shows how the Secondary Plan has been broken into separate subcatchment areas for the purposes of EIR preparation, which should be undertaken in conjunction with the Block Plans required by Section H6.23.3 of this Plan;
- b) The study area for an EIR will include not only the detailed assessment of the lands subject to application, but also an evaluation of how the lands subject to the

- application function within the subwatershed context; and,
- c) Where a portion of the Natural Heritage System is located within the sub-catchment area, it will be important to demonstrate that any required EIR's were completed on the basis of logical ecological boundaries or tributary areas.

H6.13.4.3 EIR Requirements

The EIR will examine and further assess issues not detailed in the Subwatershed Study including:

- a) Watercourse relocations and modifications, floodplain (riparian) storage, conveyance, sediment transport, as well as associated riparian enhancements and aquatic habitat assessment;
- b) Stormwater quantity (flood and erosion), quality and erosion control targets and requirements;
- Specific location and detailed design for Enhancement Area and Replication Wetlands;
- d) Natural heritage system featurebased water balance assessments;
- e) Specific buffer width requirements;
- f) Wildlife surveys at a greater level of detail than the Subwatershed Study, where appropriate;
- g) Multi-landowner facility design and locations;
- h) Operations and Maintenance Plans;
- i) Discrete monitoring requirements;
- j) Adherence to the Final Halton -Hamilton Source Protection Plan Policies;
- k) Facility cost sharing; and
- I) Conceptual fisheries compensation plans where necessary.

H6.13.4.4 Need for Technical Studies

EIRs may also require a number of technical studies, the need for which will have been





identified in the Subwatershed Study and addendums. Although individual studies are listed below, it is possible that they will be combined given the interrelationship of these issues. Studies may include:

- a) Aquatic habitat assessment including fish and aquatic invertebrate studies and riparian vegetation assessments where watercourse and relocations modifications are proposed;
- b) Studies to demonstrate or confirm that enhancement areas, restoration opportunities, replacement features, linkages and buffer treatments meet subwatershed objectives and recommendations;
- Determining impacts associated with transportation, servicing and utility corridors (including detailed mitigation measures as required);
- d) Natural Heritage System featurebased water balance assessments and water balance assessment of recharge (quantity and quality) within the WHPA-Q1/Q2, ICA (chloride), and baseflow contributing areas;
- e) Additional monitoring of groundwater levels along the upper reaches of Tributary A to further refine hydrogeological linkages with the watercourse;
- f) Additional flow monitoring of all three tributaries for one year (four seasons) to further verify and/or calibrate the hydrologic model parameters;
- g) Functional SWM plan and outline approach and location of facilitates to meet management strategy requirements;
- h) Natural Channel Design, informed by geomorphic parameters of the existing watercourse, where watercourse relocations and modifications are proposed and

- fisheries compensation plans are required;
- i) Additional geotechnical investigations to confirm valley slope stability and setbacks on Tributary B and Tributary A, (Reaches AM-2 and AM-3);
- j) Additional water quality analysis to support LID best practice applications to ensure that Total Phosphorous (TP) reduction targets are met or exceeded; and,
- k) Additional servicing details for the proposed future development, either in the EIR or SWM Plan needs to consider and coordinate with the proposed upgrades on Trafalgar Road.

H6.13.4.5 Floodplain at the Eighth Line

The floodplain delineation for this study area starts at the Eighth Line crossing and moves upstream. Conservation Halton and Credit Valley Conservation have requested a flood hazard risk analysis be undertaken downstream of Eighth Line to ensure that proposed future development with the recommended SWM approach does not increase flood risk downstream of Eighth Line. This can be carried out as part of the SWM plan or EIR process (as long as the EIR is carried out to include the entire tributary).

With respect to the area shown on **Schedule H6-2** as having potential for NHS refinement subject to further study, the Town shall undertake additional analysis, consistent with the Subwatershed Study, in consultation with Conservation Halton and the Region, to address the potential for: a) re-alignment of the C1-C3 Headwater Drainage Feature, provided the connection to the Eighth Line culvert is maintained; and, b) refinement of the width or location of the associated ecological linkage.





H6.13.4.6 Stormwater Management

- a) Planning for stormwater management shall:
 - i) Minimize, or, where possible, prevent increases in contaminant loads;
 - ii) Minimize changes in water balance and erosion;
 - iii) Not increase risks to human health and safety and property damage;
 - iv) Maximize the extent and function of vegetative and pervious surfaces;
 - v) Promote stormwater management best practices, including stormwater attenuation and re-use, and Low Impact Development practices; and
 - vi) Consider the impacts of climate change in the design of stormwater management systems.
- b) All proposals for development shall provide for a Low **Impact Development** approach to stormwater management that may techniques such rainwater harvesting, bio-retention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover; and,
- c) In considering proposals for stormwater management, the Town will assess alternatives for stormwater quantity and quality control and sustainable best management practices with regard to the following:
 - i) Location of stormwater management facilities with a preference for at source controls, and Low Impact Development practices where feasible and

- compatible with planning and engineering objectives;
- ii) Impact of maintenance costs for wet and/or dry ponds and other stormwater management facilities to the Town; and
- iii) Minimize the number of stormwater management facilities without compromising the benefits of stormwater management.

H6.13.5 MONITORING

- According to the Subwatershed a) Planning Report prepared by the Province in 1993: "A subwatershed plan cannot be considered complete until its monitoring program is established. Monitoring programs should be designed to assess environmental changes in the to subwatershed, evaluate compliance with the plans, goals and objectives, and to provide information which will assist custodians of the plan to implement it and update it. The monitoring program should be presented as part of the subwatershed implementation plan."; and,
- b) On the basis of the above, monitoring in accordance with Section 7.5 of the Vision Georgetown Subwatershed Study prepared by AECOM and dated May 2017 and addendums will be required.

H6.14 ROAD NETWORK

H6.14.1 COLLECTOR ROAD NETWORK

- a) Streets A, B and C are considered to be Major Collector Roads and will have a minimum right-of-way width of 22.75 metres, which is increased to 25 metres in the Community Core;
- b) Street D is considered a Minor Collector Road and will have a





- minimum right-of-way width of 21 metres; and,
- Major and Minor Collector Roads are shown on **Schedule H6-3**.

H6.14.2 DESIGN OF COLLECTOR ROADS

- a) While the Major and Minor Collector Roads are designed to allow for the ease of motor vehicle traffic throughout Secondary Plan area, regard must be had in their design to the other public interest objectives established by this Plan, which require that higher density development be established along Collector Roads in a pedestrian oriented and transit supportive to enable environment the development of complete street;
- b) In this regard, Collector Roads must be designed in a manner that provides for other modes of nonmotorized travel and the In addition, priority pedestrian. shall be given to ensuring that public transit facilities, such as stops, shelters and dedicated lanes are all part of the overall design of the Collector Road over the long term; and,
- c) Within the Community Core, it is the intent of this Plan that a pedestrian oriented public realm be established in this area to promote safe and walkable and a vibrant urban environment. Traffic calming measures may be utilized in this area and alternatives for motor vehicle traffic in terms of connecting roads through parallel roads shall be considered.

H6.14.3 STREET A

a) Street A is planned as the central character avenue for the Vision Georgetown Secondary Plan Area. It is planned to serve a vital function within the community by providing a critical link between neighbourhoods, open space amenities and community facilities. As the main internal transit

- corridor, it is essential in facilitating public transit, cycling, pedestrian and vehicular connections throughout the community;
- b) As a character avenue, Street A shall be distinguished by streetscape treatments corresponding to the land uses and built form types found along its edges. As such, street character will vary according to neighbourhood context, with opportunities to define areas through upgraded streetscape treatments;
- c) The southern portion of Street A, between the Community Core and 10 Side Road, will have higher vehicular traffic volumes. As a result, direct access for individual driveways is discouraged and laneway access and the development of window streets is preferred;
- d) Within the Community Core area, direct access for individual uses will not be permitted to support an urban streetscape treatment that responds to a greater level of pedestrian traffic associated with adjacent higher density residential, street related retail and service functions, public transit facilities and open space amenities; and,
- e) The northern portion of Street A is intended to have lower traffic volumes, which will enable a mix of dwellings with direct access to Street A and dwellings that front on intersecting Local Roads.

H6.14.4 LOCAL ROADS

- a) Local Roads will have a minimum right-of-way width of 16 metres;
- b) A minimum right of way width of 14 metres for window streets may be considered subject to a report that demonstrates to the satisfaction of the Town how vehicular and pedestrian traffic, on-street parking





- and utilities can be appropriately accommodated; and,
- c) Components of the active transportation network as per Section H6.15 of this Plan will be planned on Local Roads.

H6.14.5 PUBLIC LANEWAYS

 a) Public laneways will have a minimum right-of-way width of 7.5 metres.

H6.14.6 TREE CANOPY

- a) Collector Roads and Local Roads shall be planned to be the site of a tree canopy that will provide shade and enhance and establish a vibrant urban environment. In this regard, a Tree Canopy Plan shall be prepared for each of these roads and the trees shall be planted as soon as feasible to ensure that a canopy is established in the shorter term; and,
- b) Each of the local roads shall also be the site of street trees that are planted in a manner that provides for the establishment a vibrant and healthy tree canopy. In order to maximize the amount of tree planting, the co-location of utilities is encouraged.

H6.14.7 SIDEWALKS

- a) All Collectors Roads shall have sidewalks on both sides; and,
- b) Given anticipated densities and the built form, all Local Roads shall generally have a sidewalk on one side in all cases. Exceptions may be considered in circumstances where the density is lower.

H6.14.8 ROUNDABOUTS

 a) Roundabouts shall be designed to incorporate pedestrian crossovers on each approach. Additionally roundabouts shall include bicycle bypasses on approaches with bike lanes; and, b) Where the Town has identified the need for single or multi-use roundabouts at the intersection of collector roads, the Town may require the conveyance additional lands for right-of-way purposes. Such additional right-ofrequirements shall determined at the time of the design of the road facilities and will become part of the total required right-of-way.

H6.14.9 DEVELOPMENT ADJACENT TO ARTERIAL ROADS

The development of reverse frontage lots on Arterial Roads is discouraged to minimize the use of noise attenuation walls on the edges of the Vision Georgetown Secondary Plan Area.

H6.15 ACTIVE TRANSPORTATION

Schedule H6-3 establishes the proposed active transportation network in Vision Georgetown. In this regard, it includes the following components:

- a) Multi-use pathways;
- b) Bike-lanes within road right-ofways; and
- c) Trails.

H6.16 PARKLAND

H6.16.1 AMOUNT AND LOCATION OF PARKLAND

- a) The dedication of parkland shall be in accordance with Section F7.2.6 of this Plan, unless this is modified by a Master Parks Agreement;
- b) The purpose of the Master Parks
 Agreement is to facilitate Town
 acquisition of an optimal type and
 distribution of parkland throughout
 the entire Secondary Plan
 regardless of the size and location
 of the individual subdivision plans
 located therein; and,
- c) Cash-in-lieu of parkland may be considered by the Town as the smaller landholdings are developed.





d) To the extent possible, stormwater facilities will be incorporated into the adjacent parkland and integrated into the trail and active transportation network where possible and designed in a manner to enhance the aesthetic appeal of the overall development.

H6.16.2 TYPES OF PARKLAND

The following types of parkland are identified on **Schedule H6-2**:

- a) A Community Park, which has an approximate area of 8.0 hectares, or as set out in the Master Parks Agreement;
- b) Five Neighbourhood Parks, which have been co-located with elementary schools and have approximate areas of 1.6 hectares, or as set out in the Master Parks Agreement;
- c) A number of Parkettes, which have approximate areas of 0.70 hectares each or as set out in the Master Parks Agreement; and,
- d) A Town Square Park located in the Community Core that has an approximate area of 1.0 hectare or as set out in the Master Parks Agreement.

H6.16.3 GENERAL PARKLAND SITING CRITERIA

All public parkland shall:

- a) Have as much street frontage as possible and be open to view on as many sides as possible to provide visibility from adjacent streets and promote safety;
- b) Maximize public safety through park block size, visibility, configuration and location of park fixtures and facilities;
- c) Have direct and safe pedestrian access from adjacent residential areas or adjacent environmental areas where appropriate;

- d) Be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;
- e) Incorporate natural heritage features wherever possible into the design of the parkland;
- f) Be integrated into the fabric of the adjacent neighbourhood by promoting open space or walkway linkages to adjacent facilities, neighbourhoods and natural features;
- g) Incorporate natural and built shade features;
- h) Incorporate appropriate lighting, seating, level pathways, walkways and entrances where appropriate to assist in creating a more accessible and inclusive environment; and,
- Be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility corridors and drainage systems.

H6.16.4 COMMUNITY PARK

- The Community Park should a) incorporate recreational programming elements that target visitors from throughout Georgetown and the Town of Halton addition Hills, in to neighbourhood residents;
- b) The design of the Community Park and the adjacent planned Secondary School should be coordinated in order to capitalize on opportunities for shared facilities and amenities, such as parking and playfields.
- c) The Community Park should incorporate seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, trees, accent / decorative planting, hard and soft landscaping, shade





- structures, public art and sports fields, where appropriate; and,
- d) Community Park should incorporate on-site parking facilities. Such facilities should be accessed via Streets B and/or C, and should incorporate wayfinding signage and decorative ornamental plantings adjacent to driveway entrances. Surface parking areas should incorporate permeable surface paving materials. landscaped medians with tree plantings, designated and pedestrian walkways where appropriate.

H6.16.5 NEIGHBOURHOOD PARK

- Neighbourhood Parks should be situated in the centre of Neighbourhoods, should front onto Local or Collector Roads, and should be accessible within a 500 metre walking distance of most residents;
- Neighbourhood Parks should be framed by public streets (or other public uses such as schools and/or the Natural Heritage System) on at least three sides;
- Neighbourhood Parks should incorporate recreational programming elements that target neighbourhood residents;
- d) Where Neighbourhood Parks are located adjacent to school sites, the design of both entities should be coordinated in order to capitalize on opportunities for shared facilities and amenities, such as parking and playfields; and,
- e) Neighbourhood Parks should incorporate seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, trees, accent / decorative planting, hard and soft landscaping, shade structures, public art and sports fields, where appropriate.

H6.16.6 PARKETTES

- Parkettes should be situated centrally within individual neighbourhoods, and should be accessible within walking distance of most residents;
- b) Parkettes should be framed by public streets (or other public uses such as the Natural Heritage System) on at least two sides;
- c) Parkettes should incorporate recreational programming elements that target neighbourhood residents; and,
- d) Parkettes should incorporate seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, trees, accent / decorative planting, hard and soft landscaping, shade structures and public art, where appropriate.

H6.16.7 TOWN SQUARE PARK

- a) The Town Square Park will be of the highest landscape and urban design.
 It should make a significant contribution to the character and identity of the community;
- b) The Town Square Park should be integrated with other public sector uses with active frontages to promote direct views and access;
- Storefronts should be located close to the edges of Town Square Park to create an active and vibrant pedestrian shopping environment;
- d) The Town Square Park should establish and frame prominent views and vistas, and should establish direct pedestrian connections, functioning as a prominent gateway feature within the Community Core;
- e) The Town Square Park should incorporate Low Impact Development techniques such as pervious paving treatments, bioswales, rainwater harvesting systems, and infiltration trenches,





seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, banners, trees, accent / decorative planting, hard landscaping, shade structures and public art, where appropriate and,

f) The Town Square Park should incorporate an appropriate range and variety of active and passive recreational uses. Such features may include patios, cafes, pergolas, event and gathering spaces, performing areas, fountains, and water features and skating rinks.

H6.17 LOCATION OF ELEMENTARY SCHOOLS

- a) The policies contained within Section F8.1.1 of this Plan apply;
- Notwithstanding Section F8.1.1 of this Plan, both low and medium density uses are permitted if a school site within the Vision Georgetown Secondary Plan is not required;
- c) Minor changes to the location of proposed schools are permitted to satisfy locational and other requirements without the need to amend this Plan:
- d) Draft Plans of Subdivision shall include designated school sites as appropriate with a shape, size and frontage satisfactory to the relevant School Board; and,
- e) Landowners will be required to submit at the Draft Plan of Subdivision stage an alternative lotting plan to facilitate development should the site not be used for school purposes.

H6.18 ENERGY CONSERVATION AND UTILITIES

a) The Town will promote development on the Vision Georgetown lands that utilizes its best efforts to achieve carbon neutrality for buildings and

infrastructure to reduce its greenhouse gas emissions and increase its climate resiliency. This will be accomplished through a range of strategies as set out below:

- i) All new buildings will be required to implement to the extent possible current energy efficiency strategies through approaches related to factors such as building design, efficient technologies and behavioural change initiatives;
- ii) The Town in consultation with stakeholders will explore the potential for the introduction of a cogeneration plant in the Community Core;
- iii) Where a cogeneration plant under development or has been developed, the Town shall require new buildings in the area served by the system to utilize the system. Where projects proceed prior to construction of the system but after such a system has been deemed to be viable and construction are underway, plans development plans shall be required to demonstrate that the project can link into the system;
- iv) The potential to use waste heat from sources such as retail and institutional uses, sewers, and wastewater will be explored through the development process as appropriate;
- v) Renewable energy generation and use will be maximized as much as possible. Renewable heat sources include solar, thermal and geo-exchange. Renewable energy





generation can include biomass or biogas, combined heat and power, wind, active solar, and geothermal; and,

b) The Town will confirm with all utility providers that adequate servicing networks are, or will be established to serve the anticipated and existing development, and that these networks can be phased in a manner that is cost-effective and efficient.

H6.19 CULTURAL HERITAGE

H6.19.1 BUILT AND CULTURAL HERITAGE RESOURCES

- a) It is an objective of the Town to conserve significant cultural heritage resources and to ensure that all new development and any site alteration conserves significant cultural heritage resources. They shall be maintained and integrated into new development, where appropriate and feasible;
- b) The Town will exercise the powers and apply the tools provided by legislation, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Building Code Act, and the Municipal Act in implementing and enforcing the cultural heritage policies of the Town;
- c) The following properties within the Secondary Plan area are currently listed on the Town's Municipal Heritage Register and shown on **Schedule H6-2** as locations of Cultural Heritage Value:
 - i) 10114 Eighth Line;
 - ii) 10686 Eighth Line;
 - iii) 10677 Trafalgar Road; and
 - iv) 10579 Trafalgar Road (Mount Pleasant Wesleyan Methodist Cemetery) - which is identified as a cemetery on Schedule H6-1;

- They may be considered appropriate for municipal designation under the Ontario Heritage Act;
- d) Other cultural heritage resources have been identified as candidates for conservation and are shown on **Schedule H6-2** as locations of Cultural Heritage Value. These comprise:
 - i) 10229 Trafalgar Road; and
 - ii) 13418 15 Side Road
- The abovementioned e) cultural heritage resources retain historical associative, design architectural and/or contextual value. Council, with advice from its Municipal Heritage Committee, will consider whether they should be included on the Town's Municipal Heritage Register. They may also be considered appropriate for municipal designation under the Ontario Heritage Act.

H6.19.2 IMPLEMENTATION

- a) In evaluating development applications, the Town:
 - i) Will encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site; or
 - ii) May, where resources which are not designated and are not to be conserved, request the documentation of such resources in a cultural heritage report with a detailed property history, architectural description and photographic recording.
- b) The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected





- cultural heritage resources, and where appropriate, their integration into new development;
- c) The Town will require a Cultural Heritage Impact Statement (CHIS) be prepared in accordance with Section F5.1.2 of this Plan to determine the resource's specific heritage significance and to establish appropriate conservation plans and/or mitigation measures be prepared where development or redevelopment is proposed:
 - On, within, adjacent to, or in the immediate vicinity of any designated cultural heritage resource; or
 - ii) On a property listed on the Town's Heritage Register.
- d) The Town may require a Cultural Heritage Impact Statement (CHIS) be prepared in accordance with Section F5.1.2 of this Plan to determine the resource's specific heritage significance and establish appropriate conservation plans and/or mitigation measures any development redevelopment proposal that affects any of the cultural heritage resources mentioned above in Sections **H6.19.1 c) and d)**:
- of e) The conservation cultural heritage resources should integrated with the conservation strategies for natural heritage features and environmentally sensitive areas where appropriate;
- f) New development should achieve a compatible relationship with cultural heritage resources in their context (both those within and those adjacent to the Secondary Plan area) through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression; and,

- g) The Town may take additional steps to recognize the heritage of Esquesing Township, which was first surveyed in 1818, and the Hamlet of Ashgrove by:
 - i) Creating interpretative plaques and displays; and
 - ii) Commemorating historic persons, families and events in the naming of public buildings, streets, parks and other public places.

H6.20 ACCESSIBILITY

- a) Accessibility shall be improved for persons with disabilities and seniors by removing or preventing land use barriers that restrict full participation in society; and,
- b) In reviewing applications under the Planning and Condominium Acts, the Town will have regard for accessibility to all facilities, services and matters to which these Acts apply and will identify, prevent, and/or remove land use barriers which may restrict full participation in society for persons with disabilities and seniors.

H6.21 AFFORDABLE HOUSING

The Town supports the provision of housing which is affordable to low and moderate-income households;

Affordable housing, including both rental and ownership, is important to providing housing opportunities for current and future residents. Supporting opportunities and incentives for affordable housing will improve market accessibility for current and future residents. On the basis of the above, it is the objective of this Plan that:

- a) A minimum of 30% of new housing units be affordable;
- Affordable housing units will include a mix and range of types, lot sizes, unit sizes functions and tenures to provide opportunity for all household types, including larger





families, older adults, students and residents with special needs;

- c) The Town will encourage the provision of affordable housing through:
 - i) Working with the Region of Halton and the development community to consider progressive financial incentives to encourage and support the development of affordable housing;
 - Supporting assisted housing, ii) which is housing that is to available low and moderate income for households for rent or purchase where part of the housing cost is subsidized through government а program;
 - iii) Supporting accessory apartments;
 - iv) Considering innovative and alternative residential and community design standards that facilitate affordable housing; and,
 - v) Encouraging the development of purpose built rental housing with a full mix and range of unit sizes.
- d) An affordable housing strategy is required for the Secondary Plan Area that provides for the achievement of the affordable housing requirements of the Region. The affordable housing strategy will be initiated by the landowners and will involve the Region and the Town. The strategy will include:
 - Numerical targets by tenure and unit type, and by development parcel or phase;
 - ii) The proposed order of development within development phases and the

- identification of how the affordable housing will be delivered to ensure that affordable housing requirements are achieved prior to or at the same rate as development of the non-affordable housing units; and,
- iii) Proposals to meet any of the affordable housing requirements through the conveyance of land to the Town.

H6.22 EXISTING LAND USES AND SMALL LAND HOLDINGS

- a) Existing dwellings or buildings located on lands designated for development in accordance with this Secondary Plan shall continue to have direct access to Trafalgar Road, Eighth Line and 10 Side Road and 15 Side Road until such time as access from an alternative road becomes available or the property is redeveloped;
- Existing land uses are allowed to continue and expansion to those existing uses, such as additions, decks and accessory buildings are also permitted;
- c) Development proposals for very small holdings will be evaluated with reference to their land use designations on **Schedule H6-2** but in most cases, not until Subdivision Plans for larger, adjacent landholdings are submitted for approval; and,
- d) Provision shall be made in abutting plans of subdivision to ensure compatibility of new development with existing residential holdings and, where feasible, to provide for their ultimate redevelopment in accordance with this Plan.





H6.23 IMPLEMENTATION

H6.23.1 NEED FOR AN INFRASTRUCTURE STAGING PLAN

- a) Prior to the consideration of individual applications for development, an infrastructure staging plan shall be prepared and endorsed by Council;
- b) The infrastructure staging plan shall ensure that the phasing of development in the Vision Georgetown Secondary Plan area occurs in a manner that:
 - Provides for the early development of a range of housing types;
 - ii) Supports the early servicing of retail and other non-retail and service uses needed to support the new residents;
 - iii) Supports the early servicing of schools sites, their acquisition by the school boards and their development;
 - iv) Supports the conveyance of lands within the Natural Heritage System into public ownership;
 - v) Supports the early development of the Community Park;
 - vi) Supports the early construction of Street A to provide for continuous north-south travel through Vision Georgetown;
 - vii) Supports the necessary improvements to Trafalgar Road, Eighth Line, 10 Side Road and 15 Side Road as required;
 - viii) Incorporates the lands needed for schools to support the new residents of the community; and,

- ix) Allows for the completion of distinct components of the Vision Georgetown Secondary Plan area so that the length of construction in any given area is kept to a minimum where possible; and,
- c) Prior to the commencement of the development in each phase, all requirements of the Town and the Region shall be satisfied and confirmation shall be received from utility providers and school boards that appropriate services and facilities can be accommodated.

H6.23.2 TOWN REQUIREMENTS

Applications for development in the Secondary Plan area shall only be approved, and development shall only proceed when:

- a) The infrastructure staging plan has been approved;
- b) Town has in full force and effect, and not subject to appeal, a Development Charges By-law enacted under the Development Charges Act, 1997 or any successor legislation identifying and imposing charges applicable to the lands in the Secondary Plan Area;
- c) Landowners within the Secondary Plan area have entered into an agreement or agreements with the Town in accordance with the infrastructure staging plan. In order to reflect particular circumstances that may apply to an individual phase or phases of development within the Secondary Plan area, the Town may require a separate agreement or agreements with the landowners within such phase or phases. In addition, landowners who are not parties to the original agreement or agreements referred to herein shall enter into an agreement with the Town assuming all the rights and obligations of the agreements, as applicable, as if





- such landowners had been original signatories to that agreement;
- d) Landowners have entered into agreements that provide for the equitable cost sharing of the provision of required community infrastructure;
- e) Landowners within the Secondary Plan area have entered, or will enter, into an Allocation Agreement with the Region of Halton addressing the provision of water and wastewater servicing and roads;
- f) Water treatment and distribution and wastewater collection and treatment are available in accordance with Town and Regional policies; and,
- g) A Master Parks Agreement in accordance with **Section H6.16.1 a**) of this Plan has been approved.

H6.23.3 BLOCK PLAN REQUIRED

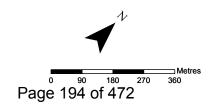
- a) The preparation of a Block Plan is required in accordance with Section G3.2 of this Plan, along with the preparation of an EIR in accordance with Section H6.13.4 before applications for Plan of Subdivision can be Draft Approved;
- b) The approval of the Block Plan by Council shall be required;
- c) The Block Plan shall be prepared in a manner consistent with the planning and design vision, goals, objectives and recommendations made in the studies prepared in support of this Plan;
- d) The required Block Plan shall deal with all items listed in **Section G3.2** of this Plan and the following:
 - i) Location of public transit facilities;
 - ii) Location of centralized mailboxes;
 - iii) Location and nature of trails and connecting links;

- iv) The final limits of the Natural Heritage System; and
- v) The means by which affordable housing is to be delivered.
- e) The Block Plan shall provide the anticipated schedule of the residential and non-residential development in the Block Plan area;
- f) The Block Plan shall provide a breakdown of the anticipated range and mix of residential homes; net density and the associated population yield for each of the residential designations that apply; and,
- g) The Block Plan shall be prepared in consultation with the Town of Halton Hills, the Region of Halton, Conservation Authorities, and the School Boards.









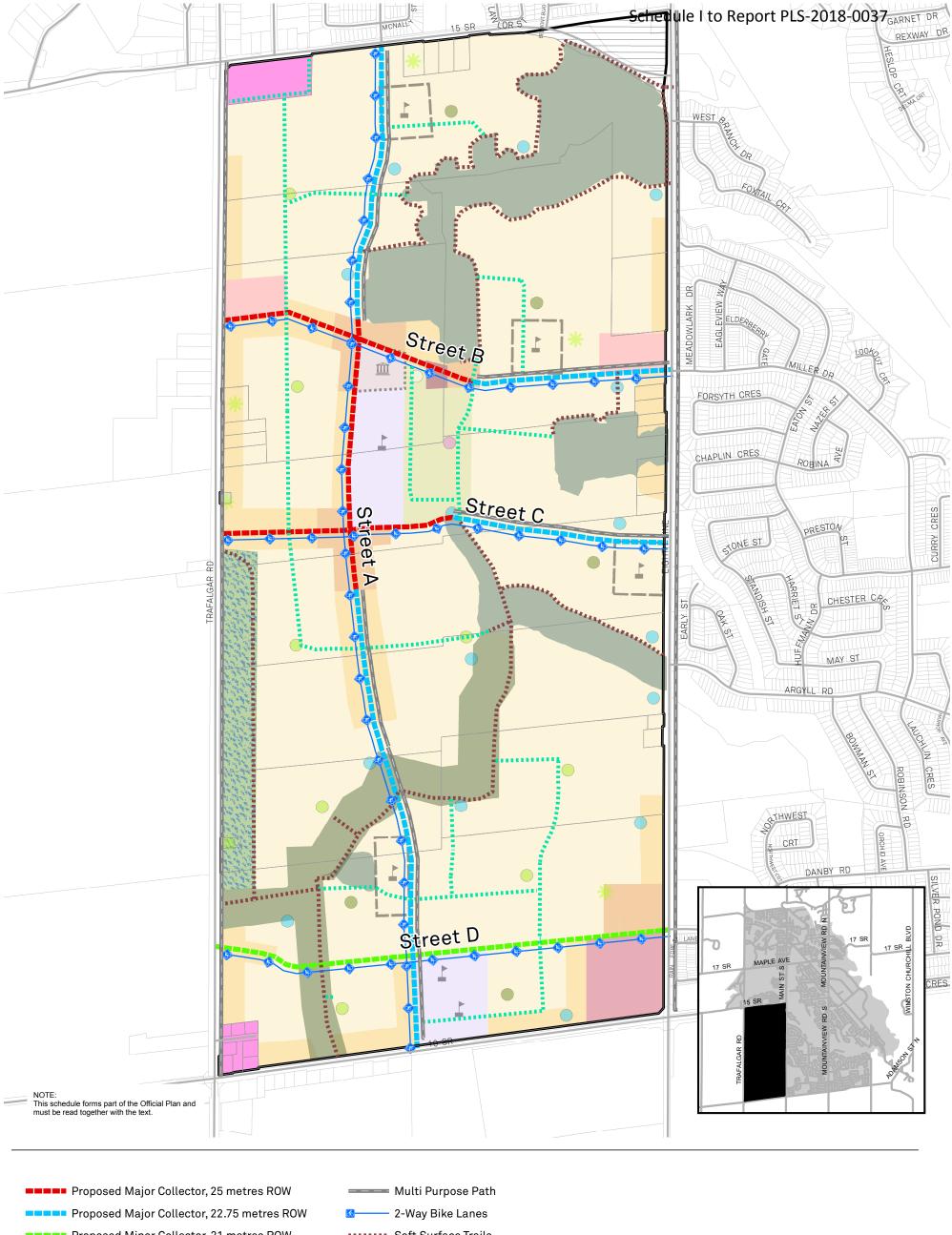
SCHEDULE H6-1
VISION GEORGETOWN
COMMUNITY STRUCTURE







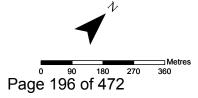
SCHEDULE H6-2
VISION GEORGETOWN
LAND USE PLAN

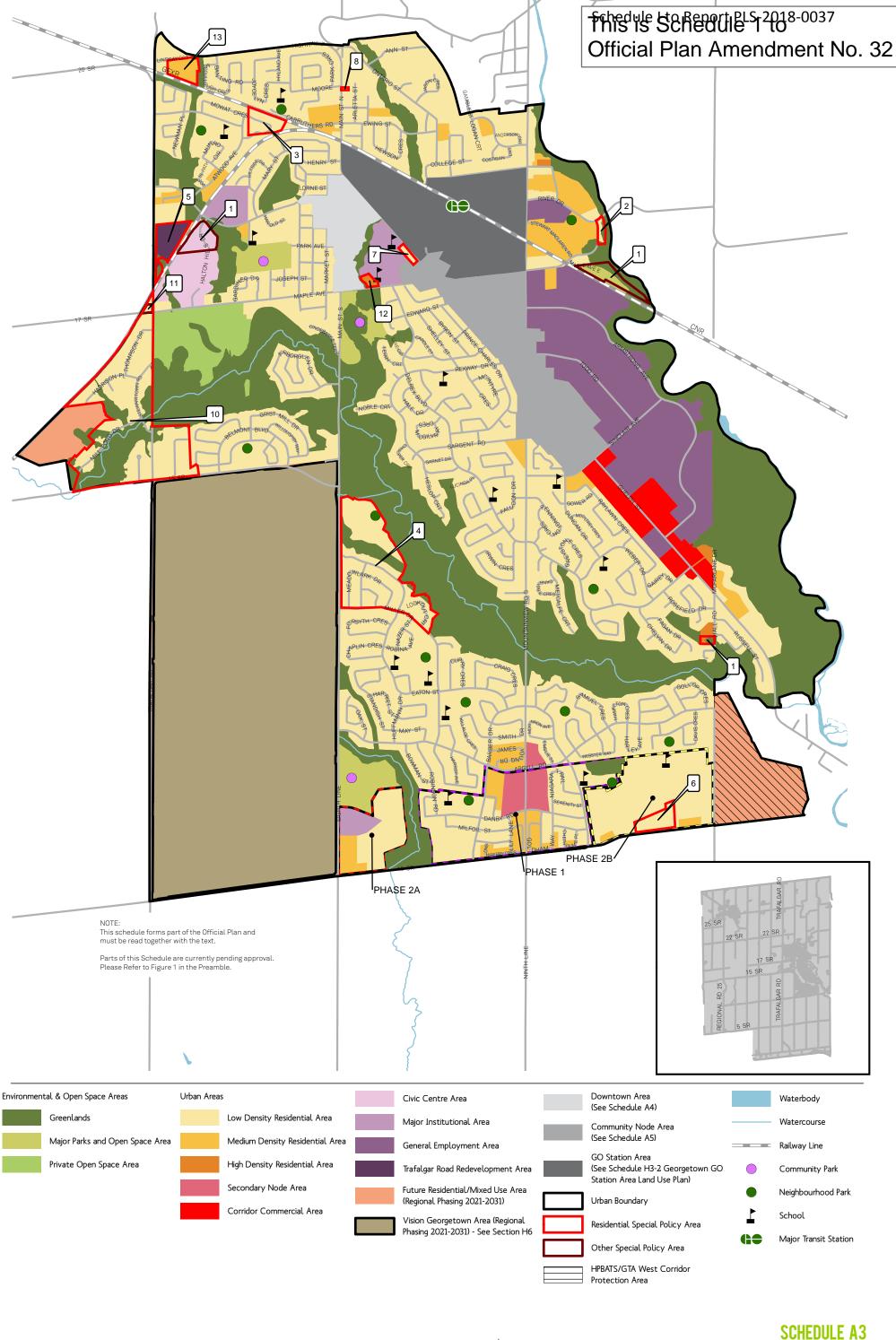




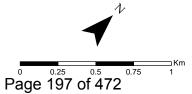
Soft Surface Trails Local Trail Connectors

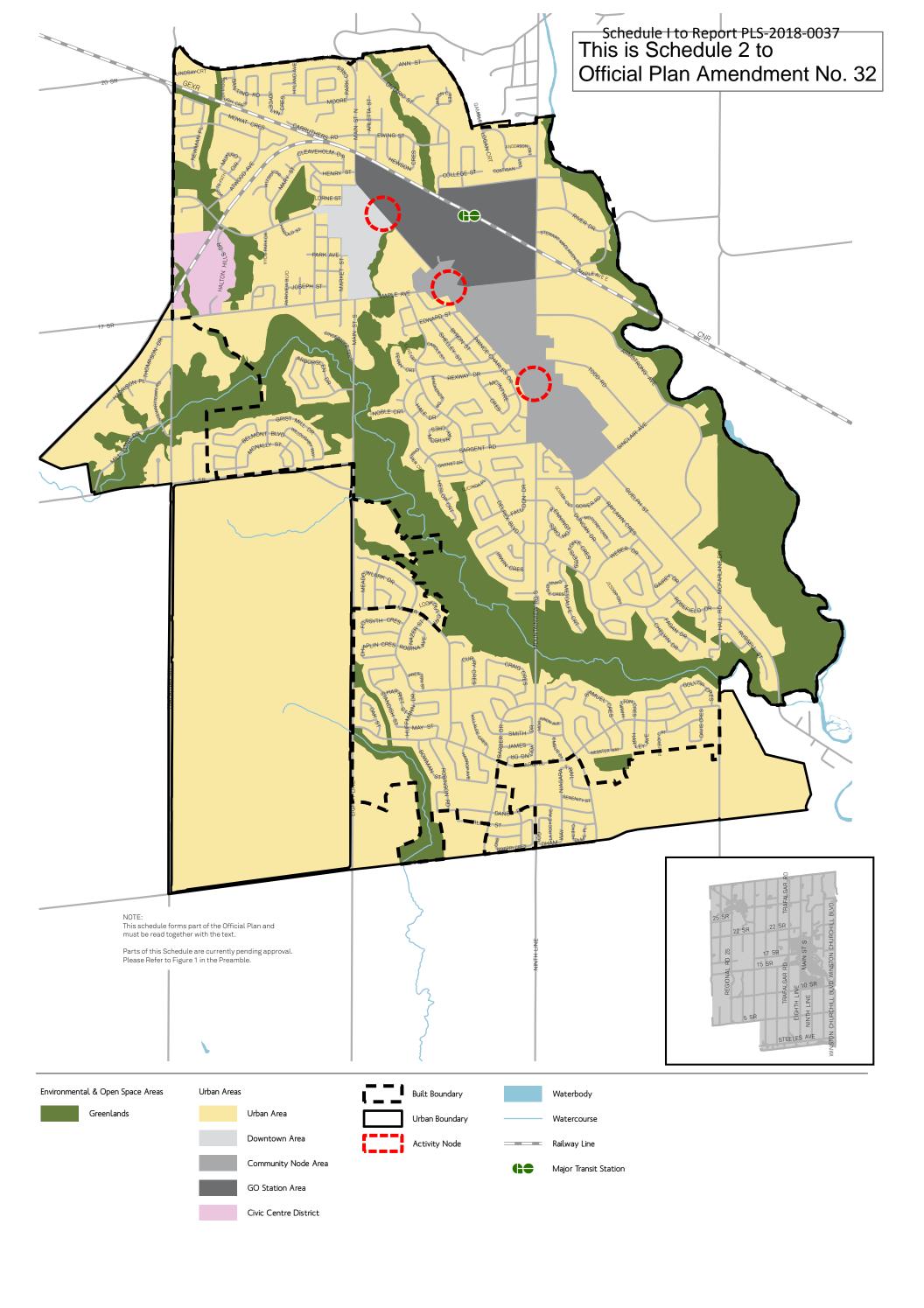




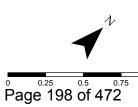














MERIDIAN PLANNING

9100 Jane Street, Suite 208 Vaughan, Ontario L4K 0A4 Telephone: 905-532-9651 www.meridian-vaughan.ca

MEMORANDUM

To: Town of Halton Hills

From: Nick McDonald Date: June 22, 2018

Re: Changes made to Secondary Plan since April 16, 2018

INTRODUCTION

The purpose of this memorandum is to briefly provide an overview of the changes made to the Secondary Plan's text and schedules. The previous version of the Secondary Plan was dated April 16, 2018 and was supported by a series of schedules. Since that time, comments on both the text and the schedules were received from:

- Eleanor Young (Member of the Vision Georgetown Steering Committee);
- John and Elaine Hodgson;
- Katrina and Reece Keeler;
- Masonry/Worx;
- Arnold Foster representing DG Farms (823 Trafalgar Road);
- Gary Meltzer (10512 Eighth Line);
- SWS Landowners Group;
- The Region of Halton;
- Conservation Halton;
- Credit Valley Conservation Authority;

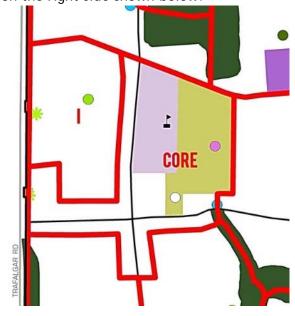
- Halton Catholic District School Board; and,
- Halton District School Board.

SCHEDULE CHANGES

Community Core

In the last version of the Secondary Plan the Community Core was focussed at the intersection of Streets A and C as shown on the map on the left side below.

In response to comments by the SWS Landowners Group, a number of minor modifications have been made to the configuration of the Community Core and the arrangement of uses within it. In this regard, the modified location of the Community Core is shown on the map on the right side shown below.





The intent of the change to the Community Core boundary is to create a more linear north-south Community Core that has at its centre the secondary school, the community park, the Town Square Park and the community centre/library as shown on the map to the right.

With the change, the opportunity existed to distribute the High Density Residential Mixed-Use areas to both the intersections of Street A and Street B and Street A and Street C, instead of just at one intersection as was shown previously (Street A and Street C).

Given that Street A is proposed to be a transit spine, this change is appropriate. The intent of this change is to also



Schedule J to Report PLS-2018-0037 A N PLANNING

locate the High Density Residential Mixed-Use areas in two areas to spread the various housing forms throughout the Community Core. Given these changes, both Collector Roads B and C would be considered Major Collector Roads, along with Street A.

In making this change, it was also decided to eliminate the High Density Residential Area designation and retain only the High Density Residential Mixed-Use Area designation. It was also decided to locate all of the High Density Residential Mixed-Use areas within the Community Core save and except for a High Density Residential Mixed-Use Area on the Eighth Line across from the Gellert Community Centre.

The addition of a High Density Residential Mixed-Use area adjacent to both the Major Commercial site and the Gellert Community Centre on the Eighth Line is supported because this area will be a centre of activity in this part of the Vision Georgetown Secondary Plan.

In the April 2018 version of the Secondary Plan, the Local Commercial site was proposed at the intersection of Trafalgar Road and Street C. With the changes made to the Community Core discussed above, a Local Commercial site could be justified at either the intersection of Street B and Street C with Trafalgar Road.

Given the concentration of uses at the intersection of Streets A and B, it is proposed to relocate the Local Commercial site to Street B and Trafalgar Road. However, in order to provide some flexibility, a policy has been added to the Secondary Plan that allows for the further consideration of the location of the Local Commercial site through the required Community Core Planning process. In addition to the above, the Local Commercial designation is proposed to be re-named Local Commercial Mixed Use to allow for the consideration of residential uses provided commercial uses are also delivered.

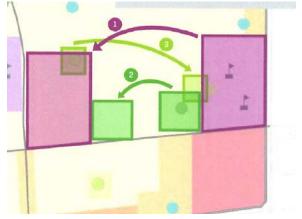
With respect to the public uses within the Community Core, the Secondary Plan anticipates that a public sector led study would be undertaken to determine the ideal placement of the library/community centre, the secondary school and the Town Square Park and provide details on optimum connections between the uses and the large community park located to the east. With the above in mind, the Core Commercial Area shown on Street B could also be reviewed further as part of that public sector led planning process.

The landowners have indicated that moving the library/community centre and the Town Square Park to the intersection of Street A and Street B is appropriate because Street B will be an extension of Miller Drive. While Miller Drive does not have the same function as Argyll Road, there is some merit in the request in terms of the increased connectivity that is established between the Community Core and the existing community of Georgetown South.

Location of Catholic High School/Elementary School

In the April 2018 version of the Secondary Plan, the combined secondary school/elementary school was located on the Eighth Line north of the Major Commercial area and across from the Gellert Community Centre as shown on the map to the right.

In a letter from the Halton Catholic District School Board ('HCDSB') dated May 18, 2018, it was requested that the school site be moved as shown on the graphic to the right.



It appears as if the request by the HCDSB was made in response to the letter from the landowners dated May 7, 2018, which asked the Town to consider moving the school site to the 10th Sideroad and Street A. In the HCDSB letter, it is indicated that their preference is that secondary schools be located on an arterial road that is identified as "either Eighth Line or Street 'A". However, Street A is not proposed to be an Arterial Road and is instead proposed to be a Collector Road.

On the basis of the above, it is proposed to move the school site to the northeast corner of Street A and the 10th Sideroad. In this regard, the secondary school would be located on the southern extent of this block with the elementary school located on the northern extent. This location is considered appropriate since it would involve the locating of a significant public use on the major north-south collector road and at one of the gateways into the Vision Georgetown Community. In addition, the more central location will provide greater opportunities for walking to school since more residential uses are located nearby.

It is assumed that one of the reasons behind the request is that the combined secondary school/elementary school would be more central to the area it will serve if it is moved. While this may be true for the elementary school, the secondary school catchment area is larger and extends across Georgetown South and into the wider rural area.

With this in mind, it is my opinion that a more appropriate location for the secondary school would be as close as possible to an arterial road, which in this case would be the 10th Sideroad.

Another reason for moving the school site has to do with development timing. It is anticipated that the southeast corner of the Vision Georgetown lands will be within the first phase that is released for development. In fact, this is one of the reasons why the Major Commercial site was located at the intersection of the Eighth Line and the 10th Sideroad to ensure the early delivery of needed and supporting retail uses.

However, the Catholic secondary school will not be required until around 2025 or 2026, which means that the secondary school would actually not be built for some time after development has been initiated within the Vision Georgetown Secondary Plan area. This means that a vacant school site surrounded by development would exist for some time, which is not ideal.

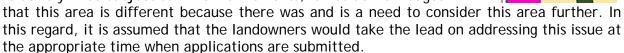
NHS Adjacent to Trafalgar Road

The previous version of the Secondary Plan included a 60 metre wide block of land extending from Street D (Danby Road) to almost the location of Street C on the east side of Trafalgar Road. This area was initially included in the Natural Heritage System on the basis of recommendations made in the Subwatershed Study.

On the basis of additional work completed in April and May 2018, it was determined that the width of this block would need to be enlarged to 85 to 90 metres to provide the appropriate amount of land for flood storage purposes and to allow for the creation of a naturalized stream corridor. The area of the corridor has increased to 11 hectares as a result.

However, this component of the Natural Heritage System was located to potentially accommodate drainage from lands located to the west of Trafalgar Road. Given this function, it is proposed to include the lands within a Stormwater Conveyance Channel designation within the Secondary Plan.

The reason for doing this is to allow for the full consideration of options respecting the location, design, function and ultimately the width of this stormwater conveyance channel. Given that the Secondary Plan assumes that the Natural Heritage System is relatively fixed subject to minor refinements, it was acknowledged



It is also noted that the Secondary Plan also requires the preparation of a Block Plan for drainage catchment areas, with the purpose of the Block Plan being the much finer identification of the location of all land uses. As part of this block planning process, it is anticipated that the extent of the stormwater conveyance channel would be determined. Any area that is confirmed as being required for stormwater conveyance in this area would automatically be included within the Natural Heritage System without an Amendment required to the Secondary Plan. Other lands that are not required for stormwater management conveyance would be designated Low and/or Medium Density Residential Area without an Amendment required.



Text Changes

Below is a brief overview of the more significant text changes made to the Secondary Plan document.

- 1. The total land area of the Vision Georgetown Secondary Plan area has been updated to indicate that it is 412 hectares instead of 408 hectares.
- 2. Appropriate references were made to the Subwatershed Study Addendum that was completed in June 2018.
- 3. The description of the Community Core in the preamble to the amendment has been modified to implement the changes made to the schedules.
- 4. Further clarification of the nature of the dwelling unit types anticipated within the Secondary Plan area is included within the preamble section entitled "Distribution of Residential Uses". Further clarifications regarding dwelling unit types have also been made throughout the document for clarity purposes.
- 5. A number of changes were made throughout the Secondary Plan dealing with stormwater management with these changes essentially indicating that the Town will make every effort to reduce the footprint of these facilities through the planning and design process.
- 6. A new section in the preamble entitled "Final Land Use Distribution" has been added. The intent of this section is to indicate that as a consequence of the amount of land required for public purposes, and the need to plan for 60 residents and jobs per hectare as per the Growth Plan has resulted in a housing mix that is different than originally anticipated by the Region.
- 7. A number of changes were made through the Secondary Plan document to indicate that applications for development that implement the Secondary Plan will be required to comply with the Town's green development standards.
- 8. Clarity has also been provided on the applicability of the Vision Georgetown Sustainable Design Guidelines to development applications. In this regard, the policies indicate that the Guidelines are intended to be read in conjunction with the Secondary Plan and considered in the review of applications.
- 9. A number of minor changes were made to the Secondary Plan to indicate that any passive recreation within the Natural Heritage System has to be appropriately located and sited to ensure that the features and functions of these systems are maintained over time.
- 10. The policies on district energy have been clarified throughout the Secondary Plan document to indicate that a more detailed Feasibility Study is required as part of the more detailed planning process also required for the Community Core area.
- 11. References to requiring new development to meet LEED development certification have been modified to indicate that such certification is encouraged and that developers will be required to comply with the Town's Green Development Standards.
- 12. A number of minor changes have been made on the need for a Community Core Plan that will be required before individual applications can be considered.

- 13. The High Density Residential Area designation has been removed from the Secondary Plan and instead it is proposed to have only one high-density residential designation entitled High Density Residential Mixed-Use Area instead.
- 14. Places of worship have been added as a permitted use in the Local Commercial Area, Major Commercial Area, High Density Residential Mixed-Use Area and Mixed Use Gateway Area designations.
- 15. A permission has been added in the Natural Heritage System that would allow for essential utility facilities.
- 16. The section dealing with the interface of development with the Natural Heritage System has been modified for clarity purposes to establish the Town's expectations that every effort will be made to locate parks, community facilities and stormwater management ponds near the Natural Heritage System to allow for linkages and connections to occur. Consideration will also be given through the implementation process to the development of single loaded roads to also achieve this objective.
- 17. New policies on the stormwater conveyance corridor have been added and they indicate that if after further study, any area that is confirmed as being required for stormwater conveyance be automatically included within the Natural Heritage System without an amendment required to the Official Plan. Lands not required would be developed in accordance with the adjacent land use designation.
- 18. Both Conservation Authorities provided extensive comments on the Natural Heritage System policies in the Secondary Plan. Many of these comments have been incorporated within the sections of the Secondary Plan dealing with natural heritage.
- 19. A minimum right of way width for window streets of 14 metres has been identified, which will be the subject of further study and verification. In addition, a minimum right of way width of 7.5 metres for public laneways has been included
- 20. The section that that deals with parkland has been expanded to indicate that the amount and location of parkland that is to be dedicated to the Town shall be established in a Master Parks Agreement.
- 21. The section dealing with cultural heritage has been modified and simplified so that the policies work seamlessly with the existing policies in the Official Plan.
- 22. The secondary plan now requires the preparation of an affordable housing strategy as part of the consideration of individual Block Plans, with such a strategy providing for the achievement of the affordable housing requirements of the Region of Halton.
- 23. A new and expanded implementation section has been created that deals with phasing, agreements and block plan requirements.



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John McMulkin, Planner – Development Review

DATE: June 28, 2018

REPORT NO.: PLS-2018-0058

RE: Recommendation Report for Removal of Holding (H) Provision for

40 Westbridge Drive (Halton Hills Premier Gateway Business

Park)

RECOMMENDATION:

THAT Report No. PLS-2018-0058, dated June 28, 2018, with respect to "Recommendation Report for Removal of Holding (H) Provision for 40 Westbridge Drive (Halton Hills Premier Gateway Business Park)", be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning Bylaw 57-91, as amended by By-law 00-138, for the lands described as Part Lot 15, Concession 6 Trafalgar, Town of Halton Hills, Regional Municipality of Halton, municipally known as 40 Westbridge Drive (Halton Hills Premier Gateway Business Park), be approved;

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

BACKGROUND:

On December 8, 2017, the Owner (BCIMC Realty Corp.) submitted a Site Plan Application (File No. D11SPA17.013) to allow for the development of a 1-storey, 30,166.3 m² (324,707 ft²) industrial warehouse building located at 40 Westbridge Drive, which is located at the southeast corner of Steeles Avenue and Fifth Line; see SCHEDULE 1 – LOCATION MAP and SCHEDULE 2 – PROPOSED SITE PLAN.

The property is zoned 401 Corridor Prestige Industrial (M7) and is subject to a Holding (H) Provision under Town of Halton Hills Zoning By-law 57-91, as amended by By-law 00-138. The M7 Zone permits industrial and warehouse uses; the Holding (H) Provision is conditional upon a Site Plan Agreement, adequate services being in place and the submission of any necessary securities.

BCIMC Realty Corp. has applied to the Town of Halton Hills requesting that the Holding (H) Provision be removed from the subject lands. The Holding (H) Provision is required to be lifted prior to the issuance of a building permit; BCIMC Realty Corp. intends to begin construction of the industrial building this summer.

The proposed industrial building represents Phase 2 of BCIMC Realty Corp.'s development plan for the site. The existing 71,964 m² (774,614 ft²) industrial building on the site represents Phase 1. The Holding (H) Provision was removed from the Phase 1 lands on May 30, 2016, by way of Report No. PI-2016-0047.

COMMENTS:

Staff has applied the following criteria to the removal of the Holding (H) Provision that pertains to properties within the Halton Hills Premier Gateway Business Park:

- the Owner has entered into any necessary Site Plan agreement with the Town;
- all of the necessary financial securities and payments have been submitted; and
- adequate services are in place.

Town staff is satisfied that the criteria associated with the Holding (H) Provision have been, or will be addressed, as follows:

- conditional Site Plan approval has been granted for the development and staff anticipates that the Site Plan Agreement will be executed by the time Council considers this report on July 9, 2018;
- staff anticipates that the necessary financial securities and payments will have been submitted by the Applicant prior to July 9th;
- there are no servicing implications associates with the proposed building as the site is currently serviced with both municipal water and sanitary services.

Based on the above, staff is recommending that Council lift the Holding (H) Provision from the portion of the lands intended to be occupied by the proposed industrial building.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H) Provision is consistent with the Town's strategy to manage growth.

FINANCIAL IMPACT:

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

CONSULTATION:

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

PUBLIC ENGAGEMENT:

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

SUSTAINABILITY IMPLICATIONS:

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

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

COMMUNICATIONS:

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

CONCLUSION:

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

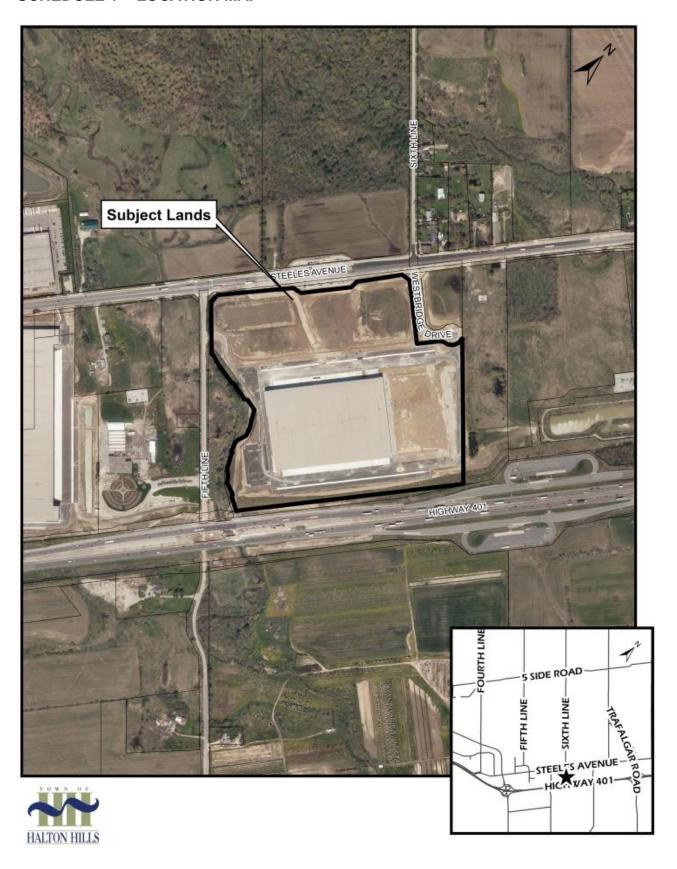
Reviewed and Approved by,

Jeff Markowiak, Manager of Development Review

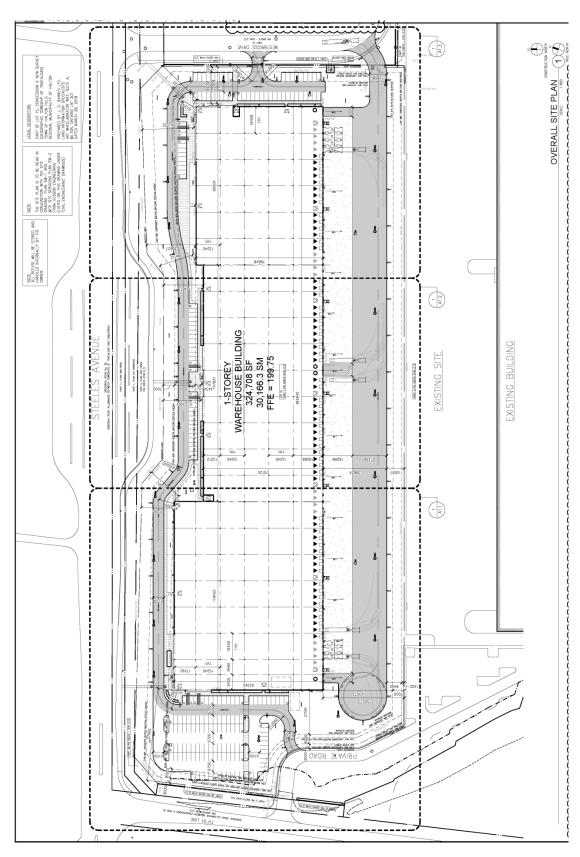
John Linhardt, Commissioner of Planning and Sustainability

Brent Marshall, CAO

SCHEDULE 1 – LOCATION MAP



SCHEDULE 2 – PROPOSED SITE PLAN



SCHEDULE 3 - PROPOSED HOLDING REMOVAL BY-LAW



BY-LAW NO. 2018-

A By-law to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 00-138, for lands described as Part Lot 15, Concession 6 Trafalgar Town of Halton Hills, Regional Municipality of Halton 40 Westbridge Drive (Esquesing)

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

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

AND WHEREAS Council has recommended that the Holding (H) Provision be removed from Zoning By-law 57-91, as amended by By-law 00-138, as hereinafter set out;

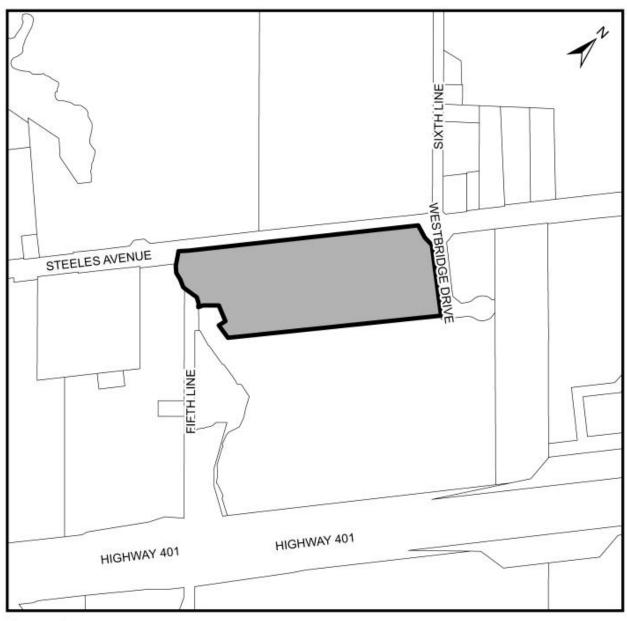
NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

- That Schedule "1" of Zoning By-law 57-91, as amended by By-law 00-138, is hereby further amended by removing the Holding (H) Provision for the lands described Part Lot 15, Concession 6 Trafalgar, Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule "1" attached to and forming part of this By-law; and
- 2. This By-law shall become effective from and after the date of passing hereof.

BY-LAW read and passed by the Council for the Town of Halton Hills this 9th day of July, 2018.

MAYOR – RICK BONNETTE
CLERK – SUZANNE JONES

SCHEDULE 1 to By-law 2018-____



Legend

Holding Provision (H) to be removed.



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Melissa Ricci, Policy Planner

DATE: June 19, 2018

REPORT NO.: PLS-2018-0059

RE: Provincial Agricultural Impact Assessment (AIA) Guidance

Document- HAPP Joint Submission

RECOMMENDATION:

That Report No. PLS-2018-0059, dated June 19, 2018, with respect to the HAPP Joint Submission on the draft Provincial Agricultural Impact Assessment (AIA) Guidance Document released on March 15, 2018 be received;

AND FURTHER THAT the HAPP Joint Submission to the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) (attached as Schedule 1 of this Report), dated July 11, 2018 and titled "Agricultural Impact Assessment Guidance Joint Submission" be endorsed and this report together with the Joint Submission be submitted to the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) as the comments of the Town of Halton Hills on the draft Guidance Document:

AND FURTHER THAT a copy of Report No. PLS-2018-0059 be forwarded to the Niagara Escarpment Commission, Conservation Halton, Credit Valley Conservation, the Region of Halton, the City of Burlington, and the Towns of Oakville and Milton for information.

BACKGROUND:

The Province released the draft Agricultural Impact Assessment (AIA) Guidance document on March 15, 2018 (to access the Guidance document visit http://www.omafra.gov.on.ca/english/landuse/aiagd.pdf). The Guidance document is intended to provide a clear definition of an Agricultural Impact Assessment (AIA) and the methodology for completing an AIA for settlement area boundary expansions, proposal for mineral aggregate operations and infrastructure projects within Prime Agricultural Areas to ensure consistency and to prevent, when possible, minimize and mitigate impacts on agricultural operations and the agricultural system in the Greater Golden Horseshoe.

The AIA Guidance document supports the implementation of policy amendments made through the Coordinated Plan Review (2017), which includes revisions to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Niagara Escarpment Plan. Specifically, the 2017 Provincial Plans have policy requirements for AIA's for some types of development including settlement area boundary expansions, proposals for mineral aggregate operations and infrastructure projects. The Guidance document also supports the Provincial Policy Statement (2014), which directs municipalities and other planning authorities to promote and protect agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices.

Recently the Town of Halton Hills has prepared agricultural impact assessments for secondary plan processes such as Premier Gateway Phase 1B and Vision Georgetown. The Region of Halton has Agricultural Impact Assessment Guidelines, which were last updated in June 2014 and identify when an AIA is required by the Regional Official Plan and the details of what should be included in an AIA if one is required. These Guidelines are primarily applicable for when development with the potential to impact the Regional agricultural resources is proposed within or in close proximity to an area where agriculture is permitted (e.g., a secondary plan process that if approved will allow development in close proximity to agricultural uses and other development applications in the agricultural area).

COMMENTS:

The draft Agricultural Impact Assessment (AIA) Guidance document identifies that an AIA is required for settlement boundary expansion, proposals for mineral aggregate operations and infrastructure projects, and recommended for other non-agricultural uses such as new small scale commercial, industrial and institutional uses within Prime Agricultural Areas.

AIA Guidance Document Outline

Section 1 of the Agricultural Impact Assessment (AIA) Guidance document provides an overview of the agricultural system in Ontario, the purpose and scope of the Guidance document, what an AIA is and when it is required.

Section 2 of the Guidance document provides information on the structure and content of an AIA including the study components. This section also identifies the Study area that must be considered when completing an AIA. The study area consists of the primary area (the area where the development is taking place) and the secondary area (lands that will be potentially impacted by the development). For settlement area boundary expansion, a 1.5 km radius is recommended for the secondary study area(s). This aligns with other Provincial legislation such as Minimum Distance Separation (MDS) guidelines. For mineral extraction operations, the extent of the secondary study area will vary depending on the scale and extent of the proposed mineral aggregate operation and on the agriculture surrounding area. A 1 km radius is suggested for larger proposed extraction sites. For infrastructure projects the primary and secondary areas

should be determined in accordance with the environmental assessment processes and for other non-agricultural uses the secondary area should be confirmed during a preconsultation meeting, if applicable, or further consultation with those who are approving the AIA and evaluation of local data and knowledge.

The Guidance document also identifies what to consider when assessing the impacts and development of mitigation measures when introducing non-agricultural uses. These include direct impacts on the agricultural lands, agricultural operations and the agri-food sector including fragmentation of agricultural lands and operations, the loss of existing and future farming opportunities and economic and community impacts.

Section 3 highlights that the objective of an AIA is to identify recommendations to avoid, and if avoidance is not possible, to minimize and mitigate impacts to agriculture and to the agricultural system within the Greater Golden Horseshoe and identifies a number of recommendations/mitigation strategies that could be considered when preparing an AIA. Section 4 provides an overview of the Provincial requirements for AIAs, specifically for settlement area boundary expansion applications, proposed infrastructure, particularly existing and planned corridors such as highways and transitways, and mineral aggregate operations. As part of this analysis, the Guidance document provides a synopsis on the requirements for completing AIAs specified in Provincial Plans such as the 2017 Growth Plan, the Provincial Policy Statement (2014), the Greenbelt Plan and the Niagara Escarpment Plan.

For settlement area boundary expansion, the Growth Plan has specific policies that require an AIA to determine the location of expansion based on avoiding, minimizing and mitigating the impact on the agricultural sector. Provincial policies also restrict urban expansion into specialty crop areas and encourage looking at reasonable alternatives to avoid prime agricultural areas. In relation to mineral aggregate operations, Provincial policies emphasize that within prime agricultural areas, mineral aggregate operation applications will need to be supported by an AIA and when possible will seek to maintain or improve connectivity of the agricultural system. An AIA will also support a rehabilitation plan, where one is required. When an infrastructure project has the potential to impact the agricultural sector, an AIA will be required to demonstrate that the impacts to the agricultural sector have been avoided, if possible, or minimized and mitigated.

HAPP Comments

In general HAPP supports the Province's effort to support a vibrant agri-food sector and protect agricultural land throughout Ontario. This section summarizes the key points of HAPP's Response:

1. AIA in the planning process (Section 1.4)

HAPP recommends that Section 1.4 of the AIA Guidance document, which provides an overview of the Provincial planning policy triggers for when an AIA is required or should be considered, be modified to include a statement that the Provincial AIA guidelines represent minimum standards and that municipalities may exceed these requirements, as they may have additional AIA policy requirements in their Official Plans.

2. Approvals, Roles and Responsibilities (Section 1.6)

HAPP recommends that Section 1.6 should describe the roles and responsibilities of municipal planning authorities including a clear distinction between upper and lower tier municipal roles, as well as other planning authorities (e.g. Niagara Escarpment Commission, Provincial Ministries) where appropriate for settlement area boundary expansions, mineral resource extraction applications, infrastructure and other non-agricultural uses that are proposed on rural lands.

3. Qualified Professionals / Practitioners (Section 1.8)

HAPP is concerned that many municipalities may not have the in-house expertise required to review AIA's. Due to the number of speciality skills required to complete the studies only a limited number of practitioners would be qualified to undertake this work; therefore, the cost of undertaking an AIA would be high for both the applicants and municipalities. Therefore the AIA Guidance document should provide more clarity around how someone would clearly identify that they are qualified as a practitioner to undertake this work and who would be able to verify that determination.

4. Secondary Study Area (Section 2.2.3)

HAPP suggests that the Province provide some additional considerations to assist municipalities in determining the extent of the secondary study area including: determining if using Minimum Distance Separation (MDS) calculations is appropriate in the context of the AIA; considering the full agricultural system including agribusinesses and agri-services and the social and economic relationships that farmers and related businesses depend on; and providing additional guidance for infrastructure projects beyond the Environmental Assessment (EA) process, as the current EA requirements would not likely be adequate to determine impacts to the agricultural system.

5. Study Methodology and Description (2.2.4 & 2.2.5)

HAPP recommends that the study methodology include the identification of agriculture-related and on-farm diversified uses along with any other agri-food business and service. Additionally, although the Guidance document identifies a range of studies required as part of an AIA, there is a range of additional information such as reports, studies and statistics that should be included as part of an AIA (e.g. existing Land Evaluation Area Review & Agricultural Irrigation Infrastructure). Additional studies should be listed in the Guidelines.

RELATIONSHIP TO STRATEGIC PLAN:

This report relates directly to the implementation of the Town Strategic Plan, in particular:

- Strategic Direction I: Provide Responsive, Effective Municipal Government.
 - Strategic Objective I.7, to foster a greater understanding of the Town's roles and responsibilities and relationships with other orders of government.
- **Strategic Direction F**, to Protect and Enhance Our Agriculture.
 - Strategic Objective F1, To support and promote the agricultural industry as an integral part of the Town economy and to recognize and promote the role agricultural lands play in managing growth and defining community structure.

FINANCIAL IMPACT:

There is no financial impact associated with this report.

CONSULTATION:

The Joint Submission to which this report relates was the result of consultation with the Halton Area Planning Partnership, represented by planning staff from the Region of Halton, the City of Burlington, and the Towns of Oakville, Milton, and Halton Hills.

PUBLIC ENGAGEMENT:

The Province published the Draft Agricultural Impact Assessment Guidelines on March 15, 2018. The registry allows the public to comment and share thoughts on proposed acts, regulation and policies. The consultation is open until July 13, 2018.

SUSTAINABILITY IMPLICATIONS:

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

The recommendation outlined in this report advances the Strategy's implementation. This report supports the following pillar of Sustainability:

- Economic Prosperity
 - Protect and enhance the long-term viability of prime agricultural lands;
 - Encourage strong provincial policies to support "near-urban" agriculture and horticulture operations; and
 - Facilitate the growth of a thriving local food production, processing, distribution and retailing sector (e.g. agri-food, horticultural, greenhouses).

In summary the alignment of this report with the Community Sustainability Strategy is good.

COMMUNICATIONS:

A copy of this report will be forwarded to the Ministry of Agriculture, Food and Rural Affairs (OMAFRA), the Region of Halton, the City of Burlington, the Towns of Milton and Oakville, the Niagara Escarpment Commission, Conservation Halton and Credit Valley Conservation.

CONCLUSION:

This report has summarized the HAPP Joint Submission on the proposed Agricultural Impact Assessment (AIA) Guidelines prepared by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA). It is recommended that this report be received by Council and that the HAPP Joint Submission (attached as Schedule 1 of this report) be endorsed and submitted to OMAFRA as the comments of the Town of Halton Hills on the draft Guidance document.

Reviewed and Approved by,

Steve Burke, Manager of Planning Policy

John Linhardt, Commissioner of Planning and Sustainability

Brent Marshall, CAO

Halton Area Planning Partnership (HAPP)

Agricultural Impact Assessment Guidance Joint Submission

July 11, 2018



Introduction

The Halton Area Planning Partnership (HAPP) is comprised of Halton Region and the following Local Municipalities: the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville.

This submission represents HAPP's response to the "Agricultural Impact Assessment Guidance" document (the Guidance Document) which was placed on the Environmental Registry as a Policy Proposal Notice (ER Number: 013-2454) on March 15, 2018. The Guidance document has been prepared by the Ontario Ministry of Agriculture, Food and Rural Affairs and is intended to help municipalities implement Provincial direction related to agricultural impact assessment for specific types of development.

The Halton Area Planning Partnership welcomes this opportunity to have its collective voice heard by responding to the proposed Agricultural Impact Assessment Guidance document. HAPP's response includes:

- 1. This letter, which contains key comments with respect to the Guidance document; and
- **2.** Appendix 1, which contains table form comments that are more specific to individual sections of the Guidance document.

Background

The proposed Agricultural Impact Assessment (AIA) Guidance Document supports the implementation of policy amendments made through the Coordinated Plan Review (2017), which includes revisions to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan. Specifically, the 2017 provincial plans have policy requirements for AIA's for some types of development including settlement area boundary expansions, infrastructure and mineral aggregate operations within prime agricultural areas. The Guidance document also supports the Provincial Policy Statement, 2014 which directs municipalities and other planning authorities to support a vibrant agri-food sector and consistently protect agricultural land throughout Ontario.

AIA's identify and evaluate the potential impacts of non-agricultural development on agriculture and the agricultural system, to avoid where possible, minimize and mitigate impacts on agriculture. Halton Region currently has agricultural impact assessment guidelines that were endorsed by the Inter-Municipal Liaison Committee in 2014 through Report No. IMLC01-14 – ROPA 38 Guidelines.

The provincial Guidance Document is a technical tool intended to assist municipalities, qualified assessment professionals, aggregate producers, development proponents, landowners and other stakeholders in meeting provincial requirements for undertaking an agricultural impact assessment. The Guidance Document aims to standardize agricultural impact assessment information and support best practices to mitigate impacts from development on agriculture.

In addition to outlining the conditions for completing an assessment, the guidance document contains:

- A definition of an AIA and related provincial requirements;
- Technical guidelines and information to ensure consistency when undertaking AIAs (or an equivalent as part of an environmental assessment); and
- A suite of mitigation measures and resources to avoid, minimize and mitigate impacts on agriculture and support the implementation of AIA recommendations.

Key Points of HAPP's Response

1. AIA in the planning process (Section 1.4)

Section 1.4 of the AIA Guidance Document provides an overview of the Provincial planning policy triggers when an AIA is required or should be considered. As municipalities may have additional policy requirements for AIAs in their Official Plan (e.g. requiring AIAs to assess impact of non-farm uses in proximity to agricultural operations) this section should be modified to include a statement that the Provincial AIA guidelines represent minimum standards and that municipalities may exceed these requirements.

2. Approvals, Roles and Responsibilities (Section 1.6)

Section 1.6 should describe the roles and responsibilities of municipal planning authorities including a clear distinction between upper and lower tier municipal roles, as well as other planning authorities (e.g. Niagara Escarpment Commission, Provincial Ministries) where appropriate for settlement area boundary expansions, mineral resource extraction applications, infrastructure and other non-agricultural uses that are proposed on rural lands.

3. Qualified Professionals/Practitioners (Section 1.8)

The AIA Guidance Document requires qualified professionals/practitioners to undertake the AIA study. The qualified professionals/practitioners are required to have very specific knowledge in a wide range of topic areas including agriculture, soil science, resource management and land use planning. Many municipalities may not have this in-house expertise to review AIA's. Due to the limited number of practitioners who would be qualified to undertake this work, the cost of undertaking an AIA would be high for both the applicants and municipalities. The AIA Guidance Document should provide greater clarity regarding the identification of qualified practitioners to undertake this work and how that determination could be verified. The AIA Guidance Document should also be modified to provide some clear examples of different AIA scenarios where multiple practitioners may be required to assess impacts of proposed development on agricultural operations and what specific roles each practitioner may undertake in completing this work.

4. Secondary Study Area (Section 2.2.3)

The AIA Guidance Document includes direction for assessing the area surrounding the primary site where the proposed development will occur, which is identified as the secondary study area. The document provides some general best practices to assist municipalities in determining the minimum extent of geographic area of the secondary study area to assess potential impacts of the proposed development. However, the

Guidance Document could provide some additional considerations that would assist municipalities in determining the extent of the secondary study area including: determining if using MDS calculations are appropriate in the context of the AIA; considering the full agricultural system including agri-businesses and agri-services and the social and economic relationships that farmers and related businesses depend on; and providing additional guidance for infrastructure projects beyond the Environmental Assessment (EA) process, as the current EA requirements would not likely be adequate to determine impacts to the agricultural system.

5. Study Methodology and Description (2.2.4 & 2.2.5)

The study methodology focuses on identifying the background information and data required and approach to carrying out an AIA. If the AIA is to take an agricultural systems approach (as required by the Growth Plan for the Greater Golden Horseshoe, 2017) it should identify the linkages and the interrelationships, including those between services and agricultural operations. In addition, the methodology should require an understanding of how the loss of farms or farmland affects the functioning of the agricultural community as a whole.

To help address these concerns, the methodology should include the identification of agriculture-related and on-farm diversified uses along with any other agri-food business and service. It should also recognize the significance of the identified uses for both individual agricultural operations and the broader agricultural system.

6. Background Data Collection and Review (2.2.4)

The AIA Guidance Document provides a range of studies that could be required to help inform the AIA. There is a range of additional information such as reports, studies and statistics that should be included as part of an AIA (e.g. existing Land Evaluation Area Review & Agricultural Irrigation Infrastructure). Additional studies and reports that should be included are identified in Appendix 1 to this submission.

7. Assessment of Impacts (2.2.6)

The Assessment of Impacts provides direction to fully examine the impacts that may result from non-agricultural uses. The Assessment of Impacts should consider not only the loss of existing and future farming opportunities but, also impacts on the broader agricultural system including the ability for agricultural, agriculture-related or on-farm diversified uses to grow, diversify, innovate and adapt in order to remain viable in the future.

Conclusion

HAPP supports the Province's goals and objectives related to supporting a vibrant agri-food sector and protecting agricultural land throughout Ontario.

The proposed AIA Guidance Document provides a good framework to ensure that agriculture is protected in the long-term; however there are still opportunities to strengthen the direction and provide additional clarification. HAPP recommends clarifying roles and responsibilities, including an assessment of the broader agricultural system, and requiring additional information to assist in the review of AIAs.

Thank you for providing the Region and its local municipalities the opportunity to comment on this important implementation tool for the 2017 Provincial land use plans. We welcome the opportunity to have further discussions with Provincial staff prior to the release of the final Guidance document.

Respectfully submitted,

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

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

Mark H. Simeoni, MCIP, RPP Director of Planning Services Town of Oakville Bill Janssen, MCIP, RPP Interim Director and Chief Planner Department of City Building City of Burlington

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

Agricultural Impact Assessment Guidance – Draft Document Review

APPENDIX 1

Guidance Document Section Reference	HAPP Comments
General	
N/A	The AIA Guidance Document should indicate that these are minimum requirements and municipalities may have AIA requirements additional to those of the Province and may occur as part of separate planning processes (e.g. Secondary Plans).
N/A	The Guidance Document should clarify when the AIA requirements will come into effect. Transition provisions should acknowledge the importance of avoiding delays to ongoing review processes and providing an appropriate timeframe for integrating new requirements (i.e. mitigation measures).
1.0 Overview	
1.1 The Importance of Agriculture in Ontario	No comments
1.2 Purpose and Scope of this Guidance Document	No comments
1.3 What is an AIA?	No comments
1.4 When is an AIA required?	No comments
1.5 Components of an AIA	No comments
1.6 AIA Approvals, Roles and Responsibilities	Section 1.6 should describe the roles and responsibilities of municipal planning authorities including a clear distinction between upper and lower tier municipal roles, as well as other planning authorities where appropriate, such as the Niagara Escarpment Commission, in addition to the roles of Provincial Ministries. For example, in the case of a settlement area boundary expansion it will be the upper/single tier municipality that sets the terms of reference for the AIA, oversees the study process and approves the AIA before it is submitted to the Province. The Guidelines should indicate how the Provincial agencies are to be involved during the AIA process. Additionally, the Guidelines should:
	a. discuss roles and responsibilities where other non-agricultural uses are proposed on rural lands; and

Guidance Document Section Reference	HAPP Comments
	b. indicate that municipalities may have AIA requirements additional to those of the Province and may occur as part of separate planning processes (e.g. Secondary Plans).
1.7 Peer Review	No comments
1.8 Qualified Professional(s)/Practitioner(s) (QPs)	Qualified professionals/practitioners are required to have very specific knowledge in a wide range of topic areas. Many municipalities may not have in-house expertise to review AIA's. Due to the limited number of practitioners who would be qualified to undertake this work, the cost would be high for both the applicants and municipalities. Further, it is not clear how someone would clearly identify that they are qualified to complete this work and who would be able to verify that determination. For example, pg. 11 suggests that a practitioner should have a professional designation, however having one of the suggested designations may not equate to the level of expertise required across the wide range of topic areas. Further consideration should be given to provide clear examples of AIA scenarios (including minor or more complex AIAs) demonstrating what specifically a practitioner or multiple practitioners would be required to assess when undertaking an AIA.
1.9 AlAs and the Agricultural System	No comments
2.0 Technical AIA Guidelines	
2.1 Introduction	No comments
2.2 AIA Study Components	No comments
2.2.1 Introduction	Under "Description and Location" on pg. 13 under Section 2.2.1, in referencing the information that should be included for mineral aggregate operations it states "an explanation on whether this is a new site or an expansion of an existing operation". Based on the most recent changes to provincial policies and the removal of references to "expansion of existing <i>mineral aggregate operations</i> " it is not clear why the AIA would include this information. If a site is truly expanding within an existing approval, there would be no <i>Planning Act</i> application to trigger an AIA and if a new license is required, the mineral aggregate operation is treated as "new".

Guidance Document Section Reference	HAPP Comments
2.2.2 Process	Under "Consultation" on pg. 16, Section 2.2.2, there should be further information around conflicts of interest between members of agricultural organizations and neighbours. There are a number of instances where the two may overlap and the input provided should be either from an unbiased committee perspective or through consultation with the public.
2.2.3 Study Areas	The Guidelines recommend that the MDS "investigation distance" be used to define the secondary study area for settlement area expansions. MDS has been developed to address odour issues related to livestock facilities and biodigesters. It does not provide an appropriate basis for defining the study area to assess the broad range of potential impacts on the agricultural system.
	The Guidelines do not provide adequate guidance on defining primary and secondary study areas for infrastructure projects, indicating that this will be determined through the EA process. The Provincial plans require AIAs for infrastructure. It is doubtful that the EA process provides any guidance on addressing impacts on the agricultural system and this reference should be reconsidered.
	In the Greater Golden Horseshoe, the secondary study area should be designed to encompass the area where the Agricultural System may be significantly impacted – not just individual farm operations, but also agri-businesses and agri-services and the social and economic relationships that farmers and related businesses depend on. Early pre-consultation with local agricultural organizations and agri-businesses could be invaluable in understanding the agricultural system and delineating the study area.
	It is not clear what secondary study radius would be required for aggregate operations. The AIA Guidance Document states that for a large operation a 1km radius would be appropriate and that it can further be increased or decreased. It is not clear who would increase or decrease this radius and would constitute a large or small operation. Further, there is a discrepancy with the radius required as part of the ARA standards (2005) which requires 120 m.
2.2.4 Study Methodology Identification	Study Methodology (Part 4) and Description (Part 5) (Sections 2.2.4 and 2.2.5) - The study methodology focuses on identifying the elements of the agricultural system. If the AIA is to take

Guidance Document Section Reference	HAPP Comments
	an agricultural systems approach (as required in by the Growth Plan for the Greater Golden Horseshoe) it should also identify the linkages and the interrelationships among the elements. For example:
	What are the linkages between agricultural operations and local agricultural services? How much agricultural activity is needed for these services to remain viable and survive? How will agricultural operations be affected if these services close?
	What role does the agricultural community play in sharing work, sharing knowledge and innovation, creating an environment conducive to farming and in working together to secure public infrastructure and services? How will the loss of farms or farmland affect the functioning of the agricultural community?
	In response to the above, the methodology should include:
	the identification of agriculture-related and on-farm diversified uses;
	Agri-food businesses <u>and</u> services; and
	• identification of the significance of the identified uses, both for individual agricultural operations and for the broader agricultural system (e.g., in supplying services and other inputs; in processing or retailing agricultural products from other farms).
	Background Data Collection and Review - The first two bullets under Section 2.2.4 Study Methodology Identification, pg. 19 may be redundant since the same information is asked as part of the Introduction (2.2.1).
	Background Data Collection and Review - Consider including additional information that could assist in assessing agricultural impacts such as:
	a. Engineer's reports for municipal drains;

Guidance Document Section Reference	HAPP Comments
	b. Agricultural irrigation infrastructure;
	c. Existing LEAR studies;
	d. Other agricultural statistics in addition to crop statistics;
	e. Social impact assessment;
	f. Transportation studies (e.g., transportation impact study);
	g. Watershed and/or subwatershed plans; and
	h. Information related to farm vehicle movements and related issues.
	Data and Information for the Land Use Survey - The bottom five bullets on pg. 21 appear to be a subset of the fourth bullet.
	Field Investigations - Pg. 23, Field Investigations, 7 th bullet – it is not clear what role evaluating a contaminated site would be in the context of an AIA.
2.2.5 Description (soils, land)	See comment related to 2.2.5 included in 2.2.4 above.
2.2.6 Assessment of Impacts	Assessment of Impacts - Assess not only the loss of existing and future farming opportunities but also impacts on the ability of agricultural, agriculture-related or on-farm diversified uses to grow, diversify, innovate and adapt in order to remain viable in the future.
3.0 Mitigation Measures	
3.1 Introduction	No comments
3.2 Avoiding, Minimizing and	Table 2 (Mitigation Measures) should specify the role of the upper-tier and lower-tier governments
Mitigating Impacts	in implementing the suggested mitigation strategies.
3.2.1 Avoiding Impacts	Table 2 (Avoiding Impacts) – second objective. It is unclear how alternate routes or roads would

Guidance Document Section Reference	HAPP Comments
	be used to avoid impacts from increased non-agricultural road use in agricultural areas. While some roads may be used more than others for farm purposes, there is nothing stopping a farm vehicle from using any road and similarly with non-agricultural vehicles. How would it be determined what roads would have the most minimal impact? And how do you get non-agricultural road users to take the identified route?
3.2.2	Table 3 (Mitigation Measures) should specify the role of the upper-tier and lower-tier governments in implementing the suggested mitigation strategies.
3.2.2 Minimizing and Mitigating Impacts	Table 3: Minimize and Mitigate Impacts – second objective: phase development. Even if the development is phased, the end result won't change. Not clear on how this actually mitigates the impact of loss of agricultural land. Table 3 (Minimize and Mitigate Impacts) more clarity should be provided on roles and responsibilities as it relates to education and awareness.
3.3 Impacts on the Agricultural System	Table 4 (Mitigation Measures) should specify the role of the upper-tier and lower-tier governments in implementing the suggested mitigation strategies.
3.4 Description of Mitigation Measures	Under "Vegetative Buffers and Fencing" it should be made clear that buffers be accommodated on the subject land and not on adjacent farms.
Settlement Area Boundary Expansions	
Increasing the safety of roads used by farm vehicles and equipment	
Mineral Aggregate Extraction	
3.5 Rehabilitation – Mineral Aggregate Resource Extraction within Prime Agricultural Areas	AIA's for mineral aggregate resources are to be submitted to the applicable municipality as a requirement for the planning approvals. Clarification should be provided where processes may overlap and therefore do not require a planning approval (i.e. site plan & development permits). Further guidance on the role of planning authorities processing planning applications for

Guidance Document Section Reference	HAPP Comments
	aggregate operations vs. the MNRF issuing a licence would be helpful.
3.5.1 Introduction	No comments
3.5.2 Summary of Steps Recommended for Agricultural Rehabilitation	This section appears to be beyond what is required for the broader AIA. How would planners/municipalities monitor or review what is outlined, specifically step 3 and beyond. This should be included as part of the appendix as it is more of a Provincial responsibility.
4.0 Background for the Technical AIA Guidelines	
4.1 Introduction	No comments
4.2 Background: Settlement Area Boundary Expansions	No comments
Provincial Plans	
Avoiding Impacts to the Agricultural System Minimizing and Mitigating	
Impacts to the Agricultural System	
4.3 Background: Mineral Aggregate Resource Extraction Provincial Plans	It is not clear what sections are sub-sections of the subject provincial plan. Alternatively, policy references should be made to clearly indicate what plan they are derived from.
4.4 Background: Infrastructure Provincial Plans	No comments
4.5 Background: Other Non-Agricultural Uses	It should be noted in relation to the reference to Growth Plan subsection 3.2.8 that the Province determines the location of schools and hospitals, so reference to this may not be necessary.

Guidance Document Section Reference	HAPP Comments
4.6 Other Provincial	There is no cross reference in the AIA Guidance Document on the applicability of the Excess Soil
Requirements	Management Regulatory Proposal (ER 013-2774).
Appendix A: Resources	No comments
Appendix B: Rehabilitation	No comments
Information and Resources	No comments



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Anne Fisher, Heritage Planner

DATE: June 21, 2018

REPORT NO.: PLS-2018-0060

RE: Heritage Designation and Heritage Easement - Andrew Laidlaw

Farmhouse at 9111 Third Line

RECOMMENDATION:

THAT Report No. PLS-2018-0060 dated June 21, 2018 and titled "Heritage Designation and Heritage Easement – Andrew Laidlaw Farmhouse at 9111 Third Line, be received;

AND FURTHER THAT Council indicate its intention to designate the property at 9111 Third Line (Con 4, Part Lot 6), Town of Halton Hills, Regional Municipality of Halton); and known as the Andrew Laidlaw Farmhouse, under Part IV of the Ontario Heritage Act;

AND FURTHER THAT Clerks staff proceed with serving a Notice of Intention to Designate, as mandated by Section 29(3) of the Ontario Heritage Act;

AND FURTHER THAT once the 30-day objection period has expired, and if there are no objections, a designation by-law for the Andrew Laidlaw Farmhouse be brought forward to Council for adoption;

AND FURTHER THAT Council agrees to enter into a Heritage Easement, under Section 37(1) of the Ontario Heritage Act, with the property owner(s) with respect to the property located at 9111 Third Line in the Town of Halton Hills.

BACKGROUND:

The property at 9111 Third Line contains the Andrew Laidlaw Farmhouse. This is one of the oldest houses in the Scotch Block area of the former Esquesing Township and is one of the oldest brick houses in Halton Hills. It is a good representative example of vernacular Georgian/Neo-classical style of architecture and the use of both Flemish and common brick bonding demonstrates a high degree of craftsmanship in its construction. It was likely built by either Andrew Laidlaw or his son James during the mid-1850's.

The Laidlaws were one of the first pioneer settler families in the Scotch Block area and had a prominent role in the early settlement of the area. Andrew Laidlaw held the first religious service in the Scotch Block at his house in 1820 and he later donated land for (and named) the adjacent Boston Presbyterian Church. The property at 9111 Third Line remained in the ownership of descendants of three prominent Scotch Block pioneering families (Laidlaws, Joyces and Murrays) until 1927 and this house is an important physical link to the history and development of the unique Scotch Block community. As such this property is a significant heritage resource that should be conserved.

The current owner of this property does not wish to live in the Andrew Laidlaw Farmhouse. He wishes to construct a new house for his family and use the heritage house as an accessory building. In order to do this he will need to apply for a minor variance. He has been advised that Staff can only support such an application if the Andrew Laidlaw Farmhouse is conserved. The owner is therefore seeking to designate this property under the provisions of the *Ontario Heritage Act* and to enter into a Heritage Easement with the Town to ensure that the house is conserved.

COMMENTS:

Designation:

The property at 9111 Third Line contains the Andrew Laidlaw Farmhouse (see Location Plan in Schedule 1 and photographs in Schedule 2 of this report). As stated above, this brick house has design/physical, historic/associative and contextual value. It is therefore a significant heritage resource that accords with all three of the criteria for designation as contained in *Ontario Regulation 9/06*.

If Council decides to proceed with designation, a notice of intention to designate will be served on the property owner, Ontario Heritage Trust, and published in the local newspaper. Any person may object to the notice of intention to designate within 30 days of its publication. If there are no objections within the 30-day period, the designation bylaw for the Andrew Laidlaw Farmhouse will be brought forward to Council for approval. If, however there are objections, they will be referred to the Conservation Review Board for a hearing. Subsequently, Council will receive a recommendation report from the Conservation Review Board for consideration, prior to making a final decision regarding designation of the property.

Minor Variance:

The Provincial Policy Statement requires that significant heritage resources are conserved. As the Andrew Laidlaw Farmhouse is a significant heritage resource it should be conserved.

As stated above the current owner of this property wants to build a new house on the lot. He has been advised that the Andrew Laidlaw Farmhouse has to be conserved and that two houses are not permitted on a single lot. The owner therefore wishes to retain the heritage house as an accessory building and build his new house nearby. A Minor Variance would be required for this as the Andrew Laidlaw Farmhouse is considerably

larger than the maximum size permitted for accessory buildings by the Comprehensive Zoning By-law.

Staff has advised the owner that a minor variance can be supported if the Andrew Laidlaw Farmhouse will be conserved. The owner has worked closely with staff to find a way for him to meet his wishes for a new house while also complying with the requirement to conserve the Andrew Laidlaw Farmhouse. Following extensive discussions the owner is now seeking to designate the property under the provisions of the *Ontario Heritage Act* and to enter into a Heritage Easement with the Town to ensure that it is properly maintained. Once the designation by-law and Heritage Easement are in place the intention to conserve the Andrew Laidlaw house will have been demonstrated and then the owner can apply to the Committee of Adjustment for a minor variance application.

Heritage Easement:

Designation does not by itself ensure that significant heritage resources are conserved. The best way to do this is to ensure that they have a purpose and are used on a regular basis. Staff are concerned that, as an accessory building, the Andrew Laidlaw Farmhouse would be secondary structure on the property and there is the potential that over time it would fall into neglect. To prevent this, the owner has agreed to enter into a Heritage Easement with the Town to ensure that it is properly maintained. In this way the conservation and maintenance of the Andrew Laidlaw Farmhouse can be achieved while also fulfilling the owner's wish to construct a new house.

The Heritage Easement would include:

- A Baseline Documentation Report. This is a detailed description and photographic record of the exterior of the house.
- A Statement of Significance. This is an explanation of why the building is of heritage significance (see Schedule 3 of this report).
- A Statement of Conservation Principles. This is normally the Ministry of Tourism, Culture and Sport's "Eight Guiding Principles in the Conservation of Historic Properties."
- Obligations for the owner to:
 - Maintain the property in a sound condition (as referenced in the Baseline Documentation Report) and to prevent damage to its heritage attributes;
 - Not alter the heritage attributes without Town approval;
 - Insure the property; and
 - Allow Town Staff to inspect the property (with notice) to check compliance with the Easement.

Heritage Halton Hills support the proposed designation and heritage easement. They have not had the time to prepare a Designation Report in this instance as the owner wishes to proceed with construction as soon as possible and the upcoming municipal election means there are fewer opportunities later this year to bring forward reports to Council. Heritage Halton Hills have approved the Statement of Significance for this

property that is included as Schedule 3 to this report. If approved by Council this Statement would form the reasons for designation and would be part of the Designation By-law.

RELATIONSHIP TO STRATEGIC PLAN:

This report directly relates to the implementation of Strategic Direction D: Preserve, Protect, and Promote Our Distinctive History, the Goal to preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources, and the following Strategic Objectives:

- D.2 To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas; and,
- D.4 To use the conservation of built heritage and cultural heritage landscape resources to enhance the character and vitality of neighbourhoods, and to provide opportunities for economic development and tourism.

FINANCIAL IMPACT:

If designated under Part IV of the *Ontario Heritage Act*, the property will be eligible for the Town's Heritage Property Tax Refund Program. The Town would also have to pay for a legal review and registration of the Heritage Easement.

CONSULTATION:

Consultation between Heritage Halton Hills, Town staff, and the current property owner of the Andrew Laidlaw Farmhouse led to the preparation of this report.

PUBLIC ENGAGEMENT:

The property owner and Heritage Halton Hills were engaged in the process leading to the preparation of this report.

SUSTAINABILITY IMPLICATIONS:

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

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

This report supports the Cultural Vibrancy pillar of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is good.

COMMUNICATIONS:

If Council decides to proceed with designation a notice of intention to designate will be served on the property owner, the Ontario Heritage Trust, and published in the local newspaper. Further, if Council proceeds with passing a designation by-law for the Andrew Laidlaw Farmhouse upon lapse of the 30-day objection period, a notice of designation will be served on the property owner, the Ontario Heritage Trust, and published in the local newspaper.

CONCLUSION:

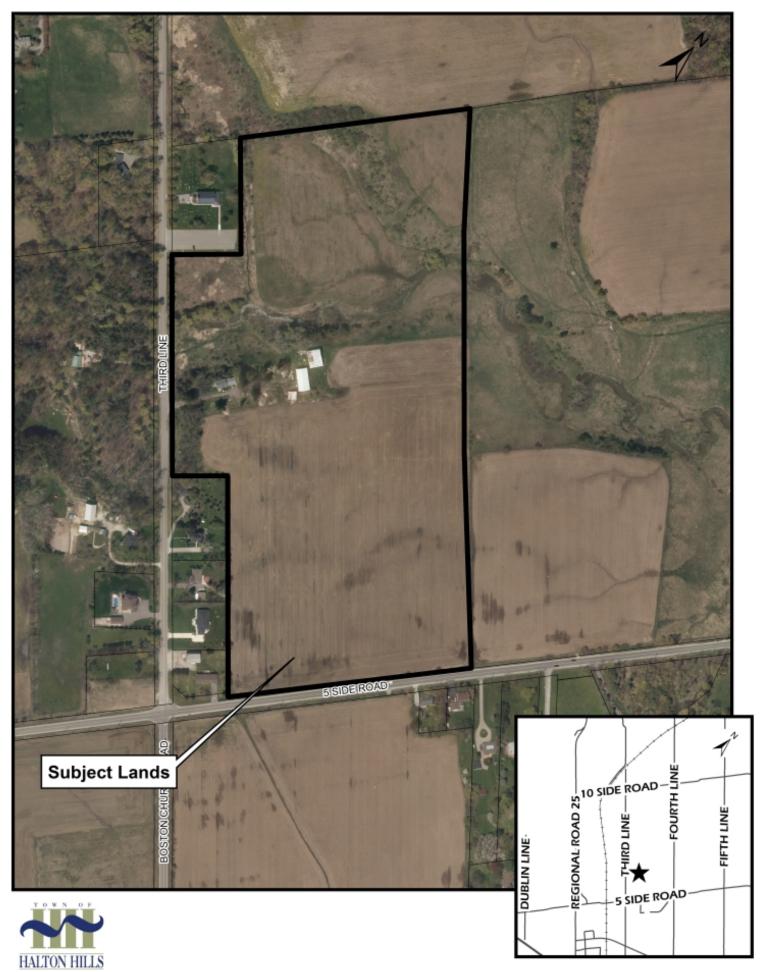
It is recommended that Council indicate its intent to designate the Andrew Laidlaw Farmhouse under Part IV of the *Ontario Heritage Act* and agree for the Town to enter into a Heritage Easement with the owner of this property. By doing this the conservation of this significant heritage resource would be achieved.

Reviewed and Approved by,

Steve Burke, Manager of Planning Policy

John Linhardt, Commissioner of Planning and Sustainability

Brent Marshall, CAO



Page 238 of 472

Schedule 2 – Photographs of the Andrew Laidlaw House, 9111 Third Line





Schedule 3

Statement of Significance for the Andrew Laidlaw Farmhouse, 9111 Third Line.

Description of Property

The Andrew Laidlaw Farmhouse is located at 9111 Third Line (Con.4 Part Lot 6, Town of Halton Hills, Regional Municipality of Halton). It is a cultural heritage landscape comprising of a brick house set in mature landscaping on a bank above the road and creek and close to the Boston Presbyterian Church in the historic Scotch Block community.

Statement of Cultural Heritage Value or Interest

The Andrew Laidlaw Farmhouse is one and a half storey 3-bay brick which was built sometime before 186. It has design and physical value as one of the oldest buildings in the Scotch Block and as a representative example of the vernacular Georgian/Neo-classical style of architecture. Although modernised it retains the symmetry and balanced form that typifies Georgian buildings remains and this is married with a shallow pitched roof and large windows. It is also an early example of the use of brick construction in Halton Hills and a representative example of vernacular pioneering brick construction. The use of hand-made bricks being laid in both Flemish and common bond demonstrates a high degree of craftsmanship.

The Andrew Laidlaw Farmhouse has historical and associative value as having been built by and owned by members of the prominent Scotch Block pioneering Laidlaw family from 1835-1872. The Laidlaw family were also leading members of the adjacent Boston Church. It was on this property in the house of Andrew Laidlaw where the first religious service in the Scotch Block took place in 1820. This property was also owned for a period by the Joyce family and later by the Murray family. Both were also prominent Scotch Block pioneering families.

The Scotch Block covers an area of over 20,000 acres that was settled by Scottish immigrants following a petition by from John and James Stewart in 1819 for a "Scottish Settlement" that could support a Presbyterian clergyman. The Laidlaw farm at 9111 Third Line is one of the original Scotch Block lots and remained in ownership by descendants of the early Scotch Block settlers until 1927. The Andrew Laidlaw Farmhouse is a physical link to the history and development of the unique Scotch Block community.

Heritage Attributes

Key attributes of Andrew Laidlaw Farmhouse are its:

- 1½ storey form
- 3 bay symmetrical front façade
- Brick construction with hand- made bricks laid in Flemish bond on the front and common bond on the sides and rear
- Fieldstone foundation with larger cut stones at corners
- Brick voussoirs over windows & entrance door
- · Low hipped roof and wide eaves
- Fieldstone foundations with larger cut stones at the corners
- Original window openings on front and side facades
- Wood lug sills (under vinyl)
- Original entrance opening with transom above and dressed lug stone entrance sill step
- Location in Scotch Block close to the Boston Church
- Location on raised ground above the creek & road



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John Linhardt, Commissioner of Planning & Sustainability

DATE: June 22, 2018

REPORT NO.: PLS-2018-0061

RE: New Memorandum of Understanding for an Integrated Halton

Area Planning System

RECOMMENDATION:

THAT Report No. PLS-2018-0061 dated June 22, 2018 regarding a new Memorandum of Understanding for an Integrated Halton Area Planning System be received;

AND FURTHER THAT the new Memorandum of Understanding for an Integrated Halton Area Planning System be endorsed by Council;

AND FURTHER THAT the Chief Administrative Officer and the Commissioner of Planning & Sustainability be authorized to sign the new Memorandum of Understanding;

AND FURTHER THAT the 1999 Memorandum of Understanding be terminated;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, CVC and the Grand River Conservation Authority.

BACKGROUND:

In 1999, the Region of Halton, the Local Municipalities of Burlington, Halton Hills, Milton and Oakville, Conservation Halton, CVC, the Grand River Conservation Authority, the two School Boards and the Halton Police Services entered into a Memorandum of Understanding (MOU) for an Integrated Planning System in Halton. This MOU responded to the changes in the planning system at that time including the downloading of Provincial Plan review functions to the Region and the subsequent delegation of certain planning approvals (e.g. draft plans of subdivision, consents and part lot control by-laws) from the Region to the local municipalities.

Since that time there have been a number of substantive changes to the Provincial land use planning system. Key pieces of legislation, such as the Planning Act, have undergone significant revisions, a number of Provincial Plans (e.g. Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan) have been introduced and the Provincial Policy Statement has been updated. In addition, the Conservation Authorities Act and regulations have evolved over time. The end result is a more complex policy and regulatory regime.

Given the foregoing, Regional, Local and Conservation Authority staff were of the view that the existing MOU is dated and should be updated to reflect how the parties work together in the current planning context. Work has been on-going for the last several months on developing a revised MOU that takes into account the planning context. The purpose of this report is present a new MOU for Council's review and consideration.

COMMENTS:

The new MOU, which is attached to this report as Schedule One, is divided into twelve sections. A brief description of each section follows.

Section 1 – The Preamble - references the overall planning context and sets out the following objectives for the new MOU:

- To ensure that each step of the planning review process is complementary, adds value to the decision making process and does not result in service duplication;
- To provide a rigour of review that is consistent with the scale and impacts of the project;
- To protect and restore the natural environment using a systems based approach;
 and
- To share information to assist and expedite decision-making.

Section 2 identifies the purpose of the MOU and deals with such matters as identifying the role and responsibilities of the parties in planning policy and development matters, streamlining the development application review process, improving the alignment between planning services and CA permitting processes and establishing a data and information sharing protocol.

Section 3 sets out six Guiding Principles for the MOU that build on matters referenced in the preamable and the MOU purpose.

Section 4 – MOU Framework – categorizes planning services into two broad categories: planning policy and implementation planning. The latter generally relates to the development review function.

Section 5 identifies roles and responsibilities related to planning policy such as Provincial Plans, the Regional and Local Official Plans and Secondary Plans.

Section 6 identifies roles and responsibilities related to implementation planning such as site specific Regional and Local Official Plan Amendments, Comprehensive Zoning Bylaws, site specific zoning by-law amendments, draft plans of subdivision, site plans, consents, part lot control by-laws and minor variances. Section 6 also notes the importance of advancing expeditious reviews of development applications and the need for commenting agencies to provide comments to the approval authority in a timely fashion.

Section 7 focuses on improving and clarifying roles and responsibilities in planning for the natural environment. Some of the key principles referenced include:

- The importance of policy alignment in ensuring an integrated and seamless planning system;
- The rigour of review must match the scale and nature of impacts;
- Planning for the environment should not revisit the principle of land use at the site specific stage;
- More effort needs to be up front in defining components of the NHS; and,
- Eliminating unnecessary duplication.

Section 7 also identifies additional work to be undertaken over the next 18 months regarding environmental planning matters, including NHS identification and refinement processes, stormwater management, and guidelines for the preparation of Environmental Impact Assessments, Subwatershed Studies and Environmental Implementation Reports/Subwatershed Impact Studies.

Section 8 references Data and Information Sharing. This includes the development of updated screening maps and guidelines to assist the local municipalities in determining when an application needs to be circulated and a commitment to data sharing to facilitate service efficiencies.

Section 9 establishes principles and a stepped approach for Dispute Resolution.

Section 10 stipulates that the MOU shall be reviewed within two years of coming into effect. The review is to be overseen by the CAO's of the parties to the MOU.

Section 11 defines terms referenced in the MOU.

Section 12 identifies the two schedules included with the MOU. Schedule 1 identifies various commitments and undertakings to be pursued over the next 18 months. Among other matters, this includes: defining detailed roles and responsibilities for the natural environment; updating the Terms of Reference for HAPP; pre-consultation and complete application best practice review; data sharing framework; and an update to the delegation by-laws.

Schedule 2 identifies development application review time lines broken down by type for pre-consultation, application circulation and delivery of agency comments.

Overall, the new MOU represents a much more stream lined principles based document than the 1999 MOU. The focus is on the relationships between the Region, the Local Municipalities and the three Conservation Authorities and identifying ways to enhance relationships and overall service delivery.

RELATIONSHIP TO STRATEGIC PLAN:

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

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

FINANCIAL IMPACT:

There is no financial impact associated with this report.

CONSULTATION:

The revised MOU is a result of collaboration between the Region, the four Local Municipalities and the three Conservation Authorities having jurisdiction in Halton.

PUBLIC ENGAGEMENT:

There was no public engagement required to update the MOU.

SUSTAINABILITY IMPLICATIONS:

There are no sustainability implications associated with this report.

COMMUNICATIONS:

There are no immediate communications impacts associated with this report.

CONCLUSION:

This report has provided an overview of the new MOU for an Integrated Halton Area Planning System. It is recommended that Council endorse the new MOU and that the CAO and Commissioner of Planning and Sustainability be authorized to sign the document on behalf of the Town.

Reviewed and Approved by,

Brent Marshall, CAO

MEMORANDUM OF UNDERSTANDING

between the

REGIONAL MUNICIPALITY of HALTON,
CITY OF BURLINGTON,

TOWN OF HALTON HILLS,

TOWN OF MILTON,

TOWN OF OAKVILLE,

HALTON REGION CONSERVATION AUTHORITY,
CREDIT VALLEY CONSERVATION AUTHORITY, and
GRAND RIVER CONSERVATION AUTHORITY

For an Integrated Halton Area Planning System

Date of draft: May 30, 2018

1. PREAMBLE

The Halton Area Municipalities and Conservation Authorities have a longstanding relationship in advancing an integrated system for planning in Halton. The relationship, including roles and responsibilities, have been well-defined since 1999 when the initial Memorandum of Understanding (MOU), related to the delivery of planning services, was endorsed by the Parties. At that time, the MOU was an important tool to define roles and responsibilities within the context of a new protocol for land use planning service delivery. In response, and in tandem with the 1999 MOU, Regional Council also passed by-laws that delegated the approval of plans of consent, subdivision and condominium, as well as part-lot control by-laws to the local municipalities. Regional Council also provided by-laws to establish criteria for exempting Regional approval for Local Official Plan Amendments. These instruments represent a significantly advanced planning system for that time.

Since the 1999 MOU was signed and implemented, the land use planning framework and the regulatory regime under which Conservation Authorities operate in the Province has evolved into a significantly more complex system. The policy and regulatory systems have become more complex, with changing legislation, more Provincial Plans, new authority over regulated areas and more specific and rigid tests for planning complete communities. This complexity has been compounded by the fact that the Halton Area Municipalities have also experienced significant population growth. The population has increased by 200,000 since 1999 and is expected to grow to 1 million persons and 470,000 jobs by 2041.

With a significantly evolved planning framework, it is important that a new arrangement is in place to assist the parties in managing growth and change while protecting the environment. What is equally important is that the relationships between the parties, and the roles and responsibilities in implementing the planning and regulatory framework are seamless, integrated and well-understood as the Parties take the necessary steps to redefine their roles in the system. This MOU will set the foundation for undertaking transformational changes into the future.

In this regard, the objectives of this MOU include ensuring that:

- each step of the planning review process is complementary, adds value to the decisionmaking process, does not result in service duplication;
- the rigour of review is consistent with the scale and impacts of the project;
- the natural environment is protected and restored using a systems-based approach; and
- sharing information assists and expedites decision-making.

2. PURPOSE

- 2.1 The purpose of this Memorandum is to:
 - a. Identify the roles and responsibilities of the Parties and record their mutual understanding in planning policy and development matters;
 - b. set out the expectations for plan review and technical clearance on matters relating to the natural heritage and water resources;
 - c. streamline the development application review process;
 - d. improve alignment between planning services and conservation authority permitting processes; and
 - e. establish a data and information sharing protocol.
- 2.2 This MOU is intended to work in tandem with the legislative and policy framework for planning in the Province of Ontario. It is not intended to conflict with responsibilities that

have been assigned to any of the Parties either by statute, regulation, policy or other instrument. For example, the MOU is not intended to conflict with:

- 2.2.1 Responsibilities assigned to the Region as the upper-tier municipality in the following:
 - 2.2.1.1 The Planning Act; and
 - 2.2.1.2 The MOU between the Region and the Province of Ontario relating to municipal plan review (May 1996).
- 2.2.2 Responsibilities assigned to the Conservation Authorities as of the signing of this MOU and subject to change, in the following:
 - 2.2.2.1 The Conservation Authorities Act and associated Regulations; and
 - 2.2.2.2 The MOU between the Conservation Authorities (Conservation Ontario) and the Province of Ontario relating to municipal plan review, input and appeals relating to Natural Hazards (2001).
- 2.2.3 Responsibilities assigned to the Local Municipality through the *Planning Act* and applicable Delegation By-law.
- 2.3 This MOU is not intended to conflict with or preclude any MOU between any of the Conservation Authorities, municipalities and other agencies.
- 2.4 The Parties agree that the MOU between the Region and the Province should be reviewed and updated to reflect the significant changes to the planning framework in Ontario.
- 2.5 The Parties commit to undertaking the following work as detailed in the body of this MOU and summarized in Schedule 1.

3. GUIDING PRINCIPLES

This Memorandum of Understanding is based on the following principles. The parties agree to work collaboratively to:

- a. Deliver timely, accurate, effective and customer-focussed planning services;
- b. Eliminate unnecessary duplication to maximize the utilization of existing resources and technical expertise and, where possible, coordinate efforts;
- c. Ensure the planning and regulatory systems are seamless, integrated, complementary and well understood;
- d. Develop an integrated digital mapping framework for mutual benefit;
- e. Continuously improve working relationships and enhance service performance of all Parties; and
- f. Monitor the performance of this MOU and service delivery.

4. MOU Framework

- 4.1. For the purposes of this MOU, planning services have been defined and organized into two categories: 1) Planning Policy; and 2) Implementation Planning. By organizing the MOU in this manner, it is not intended to limit or define the service delivery method or the service delivery entity within each of the Parties. The MOU is organized in this manner for ease of reading and reference.
- 4.2. The Parties recognize that there may be initiatives, specific studies and technical studies in support of development applications that exhibit components of both planning policy and implementation planning.

- 4.3. For the purposes of this MOU, Planning Policy includes:
 - a. Provincial Plans, Policies and Initiatives
 - b. Regional Official Plan and Amendments
 - c. Local Official Plans and Amendments
 - d. Area Specific Plans (Secondary, Tertiary Plans and related Studies)
 - e. Community Improvement Plans and Incentives
 - f. Special Studies (e.g. watershed/subwatershed studies)
 - q. Guidelines

Section 5 of this MOU provides specific provisions.

- 4.4. For the purposes of this MOU, Implementation Planning includes:
 - a. Site Specific Regional Official Plan Amendments
 - b. Site Specific Local Official Plan Amendments
 - c. Comprehensive Zoning By-lawsd. Zoning By-law Amendments

 - e. Draft Plans of Subdivision and Condominium
 - f. Consents
 - g. Minor Variances
 - h. Part Lot Control
 - i. Site Plans
 - Niagara Escarpment Development Permits

Section 6 of this MOU provides specific provisions.

5. ROLES & RESPONSIBILITIES in the PLANNING SYSTEM relating to PLANNING **POLICY**

- 5.1. The Parties agree that a high degree of policy alignment is important in advancing an integrated and seamless planning system.
- 5.2. In order to achieve policy alignment as set out in Section 5.1, the parties agree to collaboratively develop and regularly review a work plan to address the following:
 - 5.2.1. Conformity of the Regional Official Plan to Provincial Plans and Policies;
 - 5.2.2. Conformity of Local Official Plans to the Regional Official Plan;
 - 5.2.3. Timely delivery of Area Specific Plans for new growth areas, including intensification areas;
 - 5.2.4. Timely update of Comprehensive Zoning By-laws to conform to Local Official Plans:
 - 5.2.5. Harmonization of Regional and Local Official Plan policies and Conservation Authority regulations and policies, where possible; and
 - 5.2.6. Alignment of guidelines and protocol between the Parties, such as guidelines that set out requirements for study (e.g. Environmental Impact Assessment Guidelines).
- 5.3. The work plan developed in accordance with Section 5.2 will be developed by the Area Planning Directors and brought forward to the CAOs of the Parties, for approval within 6 months of this MOU being endorsed.

5.4. Provincial Plans, Policies and Initiatives

5.4.1. The Region coordinates the joint review of Provincial Plans, policies and initiatives by working collaboratively with the Local Municipalities to prepare recommendations where there are shared planning interests of the Parties.

- 5.4.2. The Region and Local Municipalities, in reviewing Provincial Plans and policies, will engage the Conservation Authorities where all Parties' interests align.
- 5.4.3. In all cases, the Parties will work to achieve consensus in preparing recommendations to the Province on shared planning interests. If the Parties cannot reach consensus in providing comments or recommendations to the Province on Provincial Plans and initiatives the Parties agree to prepare and submit independent submissions.
- 5.4.4. The Halton Area Planning Partnership will be responsible for coordinating all responses to all Provincial Plans, policies and initiatives.
- 5.4.5. The Terms of Reference for the Halton Area Planning Partnership will be reviewed and updated by the Parties within 18 months of this MOU being endorsed.

5.5. Regional Official Plan and Amendments

- 5.5.1. The Region leads and adopts policy based amendments to the Regional Official Plan.
- 5.5.2. Prior to initiating policy based amendments to the Regional Official Plan amendments, the Region will share information on the initiative and seek input from the parties.
- 5.5.3. The Local Municipalities and Conservation Authorities will review and provide comments on policy-based amendments to the Regional Official Plan as it relates to their interests and mandates.

5.6. Local Official Plans and Amendments

- 5.6.1. The Local Municipalities lead and adopt policy based Local Official Plans and Amendments.
- 5.6.2. The Region is the approval authority for Local Official Plans and Amendments.
- 5.6.3. Prior to initiating policy based Local Official Plan amendments, the Local Municipalities will share information on the initiative and seek input from the Region and relevant Conservation Authority.
- 5.6.4. The Region and Conservation Authorities will review and provide comments on policy-based Local Official Plan Amendments as it relates to their interests and mandates.

5.7. Area Specific Plans (Secondary Plans, Tertiary Plans and Related Studies)

- 5.7.1. Local Municipalities lead and adopt Area Specific Plans (ASP) for major growth areas, including major transit station areas, development of new greenfield areas or redevelopment of existing communities.
- 5.7.2. The Region is the approval authority for Area Specific Plans.

- 5.7.3. In developing Area Specific Plans the Local Municipality will engage the Region and Conservation Authority as it relates to their interests and mandates.
- 5.7.4. The Local Municipality is responsible for undertaking studies in support of Area Specific Plans.
- 5.7.5. The Local Municipality will work collaboratively with the Region and Conservation Authority to identify and scope the necessary studies required for the Area Specific Plan.
- 5.7.6. The Parties agree to work together to develop a Terms of Reference for each study required.
- 5.7.7. That the Terms of Reference will ensure that any Party involved in the review of any study, and where applicable, will provide technical clearance in writing to the Local Municipality in a timely manner.
- 5.7.8. The Parties agree that Terms of Reference for studies related to Area Specific Plans (e.g. subwatershed studies) must address key policy tests while being sensitive to context. Area Specific Plans for redevelopment areas may require the Parties to scope, modify or waive study requirements to recognize the existing policy framework and built context for these areas.
- 5.7.9. The Parties have a mutual interest in advancing work on Area Specific Plans. In recognition of this mutual interest, the Parties agree to work within the timelines and scope set out in the Terms of Reference under the proviso that all applicable materials have been received within the agreed to ASP study initiation timelines.

5.8. Community Improvement Plans and Incentives

- 5.8.1. Local Municipalities lead and adopt local Community Improvement Plans where approved policies are in place in the Local Official Plan.
- 5.8.2. The Region and Conservation Authorities will review and provide comments on the Local Community Improvement Plans as it relates to their interests and mandates.
- 5.8.3. Where a local municipality has an approved Community Improvement Plan in place, the Region may participate and make loans and grants available in accordance with approved guidelines approved by Regional Council.
- 5.8.4. The Region has the authority, under the *Planning Act*, to designate all or part of the Region as a Community Improvement Project Area to improve infrastructure, or land and buildings within an intensification area or support affordable housing provision.
- 5.8.5. Prior to initiating a Regional Community Improvement Plan, the Region will collaborate with the Local Municipality, share information and seek input to determine needs and incentives.

5.9. Special Studies

5.9.1. From time to time the Parties will engage in special studies (e.g. watershed/subwatershed, geotechnical, floodline) related to land use and regulatory matters that affect all municipalities and one or more Conservation Authority(ies).

5.9.2. The Parties will develop a work plan to collaboratively conduct these studies when it has been determined to be of mutual interest.

5.10. Guidelines

- 5.10.1. The Region prepares certain guidelines and/or protocols that provide detailed directions in the implementation of the Region Official Plan policies.
- 5.10.2. The Local Municipalities also prepare certain guidelines and/or protocols that provide detailed directions in the implementation of local Official Plan policies.
- 5.10.3. The Parties will review and provide comments on guidelines/protocols as it relates to their interests and mandates.

6. ROLES & RESPONSIBILITIES in the PLANNING SYSTEM relating to IMPLEMENTATION PLANNING

- 6.1. All Parties agree that in reviewing and assessing development applications, comments must be scoped based on:
 - 6.1.1. Legislative or Regulatory authority;
 - 6.1.2. Council or Board approved policies and by-laws;
 - 6.1.3. A consideration of the built context; and
 - 6.1.4. Interests that have been identified through pre-consultation, terms of reference, comprehensive complete application requirements, and/or requisite studies.
- 6.2. The Parties agree that it is important to advance an expeditious review of development applications based on *Planning Act* timelines. In all cases the Parties will endeavour to provide comments to the approval authority that:
 - 6.2.1. Will enable the approval authority of the particular planning application to make a decision; and
 - 6.2.2. Are in accordance with the timeframes set out in Schedule 2.
- 6.3.To ensure that the approval authority is in a position to make a decision on the application within the *Planning Act* timeframes, the Parties agree to share best practices and to examine ways to harmonize policies and approaches related to pre-consultation and complete application requirements.
- 6.4. The Parties agree to monitor and report on service delivery measures based on common goals and metrics, where feasible.

6.5. Site Specific Regional Official Plan Amendments

- 6.5.1. The Region is responsible for reviewing and approving site specific Regional Official Plan Amendments.
- 6.5.2. For site specific Regional Official Plan Amendments where there are related local planning applications (e.g. a site specific Local Official Plan Amendment), the Region and Local Municipality will coordinate the review to ensure:
 - a. A single set of requirements for a complete application is established;
 - b. Timely and concurrent processing of the applications; and
 - c. Duplication of the review process is avoided where possible (e.g. joint open house, joint peer reviews of studies, etc.).

6.5.3. The Local Municipality and Conservation Authority will review and provide comments on site specific Regional Official Plan Amendments as it relates to their interests and mandates.

6.6. Site Specific Local Official Plan Amendments

- 6.6.1. The Local Municipality is responsible for reviewing and adopting site specific Local Official Plan Amendments.
- 6.6.2. The Region and Conservation Authorities will review and provide comments on site specific Local Official Plan Amendments as it relates to their interests and mandates.
- 6.6.3. The Region is the approval authority for site specific Local Official Plan Amendments unless deemed exempt from Regional approval.
- 6.6.4. The process and criteria for exempting site specific Local Official Plan Amendments for each Local Municipality are outlined in the following Regional By-laws:
 - a. By-law 16-99 Town of Oakville;
 - b. By-law 17-99 City of Burlington;
 - c. By-law 18-99 Town of Halton Hills; and
 - d. By-law 19-99 Town of Milton.
- 6.6.5. The Region and Local Municipalities agree to work collaboratively in implementing the Exemption By-laws.
- 6.6.6. The Region and Local Municipalities agree to review and update the Exemption By-laws to achieve greater clarity and certainty for exemptions to Regional approval, within 18 months of this MOU being endorsed.

6.7. Comprehensive Zoning By-laws

- 6.7.1. The Local Municipalities prepare and approve Comprehensive Zoning By-laws to ensure conformity with Local Official Plans.
- 6.7.2. The Region and Conservation Authorities will review and provide comments on Comprehensive Zoning By-laws as it relates to their interests and mandates.
- 6.7.3. The Region and Conservation Authorities will work with the Local Municipalities to define specific scope of review for Comprehensive Zoning By-laws. The scope of review will be based on clear policy tests and will be respectful of the local interest.

6.8. Zoning By-law Amendments

- 6.8.1. The Local Municipality is the approval authority for Zoning By-law Amendments.
- 6.8.2. The Region and Conservation Authorities will review and provide comments on site Zoning By-law Amendments as it relates to their interests and mandates.

6.9. Draft Plans of Subdivision and Condominium

6.9.1. The Local Municipality is the approval authority for draft plans of subdivision and condominium.

- 6.9.2. The Region and Conservation Authorities will review, provide comments and conditions of approval on draft plans of subdivision and condominium as it relates to their interests and mandates.
- 6.9.3. The Regional interest in draft plans of subdivision and condominiums is set out in the following Regional By-laws:
 - a. Subdivision Delegation By-laws
 - By-law 175-98 Town of Oakville
 - By-law 176-98 City of Burlington
 - By-law 177-98 Town of Halton Hills
 - By-law 178-98 Town of Milton
 - b. Condominium Delegation By-laws
 - By-law 171-98 Town of Oakville
 - By-law 172-98 City of Burlington
 - By-law 173-98 Town of Halton Hills
 - By-law 174-98 Town of Milton
- 6.9.4. The Region and Local Municipalities agree to review and update and/or repeal the Delegation By-laws to reflect a collaborative partnership approach to these applications in keeping with this MOU, within 18 months of this MOU being endorsed.

6.10. Consents

- 6.10.1. The Local Municipality is the approval authority for consents.
- 6.10.2. The Region and Conservation Authorities will review and provide comments on consents as it relates to their interests and mandates to be identified through a Scope of Review (Schedule 1).
- 6.10.3. The Regional interest in consents is set out in the following Regional By-laws:
 - a. Consent Delegation By-laws
 - By-law 179-98 Town of Oakville;
 - By-law 180-98 City of Burlington;
 - By-law 181-98 Town of Halton Hills; and
 - By-law 182-98 Town of Milton.
- 6.10.4. The Region and Local Municipalities agree to review and update and/or repeal the Delegation By-laws to reflect a collaborative partnership approach to these applications in keeping with this MOU, within 18 months of this MOU being endorsed.

6.11. <u>Minor Variances</u>

- 6.11.1. The Local Municipality is the approval authority for minor variances.
- 6.11.2. The Region and Conservation Authorities will review and provide comments on minor variances as it relates to their interests and mandates to be identified through a Scope of Review (Schedule 1).

6.12. Part Lot Control

6.12.1. The Local Municipality is the approval authority for part lot control.

6.12.2. The Local Municipality will circulate part lot controls to the Region for information.

6.13. Site Plans

- 6.13.1. The Local Municipality is the approval authority for site plans.
- 6.13.2. The Region and Conservation Authorities will review and provide comments on site plans as it relates to their interests and mandates.

6.14. Niagara Escarpment Development Permits

- 6.14.1. The Niagara Escarpment Commission is the approval authority for Niagara Escarpment Development Permits.
- 6.14.2. The Parties will review and provide comments to the Niagara Escarpment Commission on Niagara Escarpment Development Permits as it relates to their interests and mandates.
- 6.14.3. Prior to submitting comments on Niagara Escarpment Development Permits, the Parties will discuss any issues to determine whether there is value in issuing a coordinated response.

7. PLANNING for the NATURAL ENVIRONMENT

- 7.1 The Parties agree that a greater degree of coordination and timeliness between the Region and the Conservation Authority is necessary for advancing an integrated and seamless planning system as it relates to the natural environment.
- 7.2 The Parties agree that there is significant opportunity to improve and to clarify roles and responsibilities in planning for the natural environment.
- 7.3 The Parties agree to work collaboratively to advance an integrated planning and seamless planning model, based on the following principles:
 - a high degree of policy alignment is important in advancing an integrated and seamless planning system;
 - b. the rigour of environmental review must match the scale and nature of impacts;
 - c. planning for the environment should not revisit the principle of land use at the site specific stage when defined at the policy stage(s);
 - d. more effort needs to be put 'up front' in defining the components of the natural heritage system;
 - e. good information and data leads to good policy;
 - f. eliminate unnecessary duplication;
 - g. optimize the use of existing staff expertise; and
 - h. seek opportunities for inter-municipal/agency educational workshops.
- 7.4 In accordance with Sections 7.1.2 and 7.1.3 the Parties will define more detailed provisions on roles and responsibilities by proposing amendments to this MOU and agree to conclude this work 18 months following the endorsement of this MOU. At a minimum the MOU update must address role clarity and work plans for:
 - a. Policy development and harmonization;
 - b. Natural heritage system component boundary identification;
 - c. Natural heritage system component refinement processes;
 - d. Establishing priorities for studies that identify, or update, natural hazard mapping;
 - e. Review of stormwater management plans and applications;

- f. Review of planning and building permit applications as they relate to sourcewater protection:
- g. Climate change mitigation and adaptation;
- h. Reviewing or Establishing Guidelines for Terms of Reference for Environmental Impact Assessments, Subwatershed Studies/Plans, and EIR/Subwatershed Impact Studies; and
- Coordination of effort between Permits under the CA Act and approvals under the Planning Act.

8. DATA and INFORMATION SHARING

- 8.1. The Parties will work together to define a screening map and guidelines to assist the Local Municipalities in determining when an application will be circulated for review.
- 8.2. The Parties agree that data sharing, data modelling and GIS are important to service efficiencies and will establish and/or participate on a working group to advance an open data approach among the Parties.

9. DISPUTE RESOLUTION

- 9.1. Where a dispute arises between two or more Parties' staff pertaining to service matters undertaken in sections 5, 6 or 7 above, the Parties agree that the staff will practice resolution of the dispute utilizing the following principles:
 - a. Agree to a fair process for mediating issues;
 - b. Utilize the services of a neutral facilitator;
 - c. Discuss the impasse item and avoid blame;
 - d. Accept responsibility
 - e. Identify common agreement/ground
 - f. Identify all options to resolve
 - g. Select best option.
- 9.2. Where the steps in 9.1 fail, the matter will be forwarded in writing, detailing the disagreement, by the applicable staff to the Area Planning Directors for resolution.
- 9.3. When two or more Parties' staff are unable to resolve a dispute that arises from the implementation of this MOU, the matter will be subject to a two stage resolution procedure:
 - 9.3.1. A meeting of the applicable Planning Directors will be convened to discuss the dispute, with the expectation that a mediated solution will result; and if the dispute is not resolved,
 - 9.3.2. The applicable CAOs will be convened to mediate and resolve any disagreements.

10. DURATION AND FORMAL REVIEW

10.1. This MOU shall come into effect on the date of the last party to sign this MOU and shall remain in effect until such time as it may be replaced by an updated MOU resulting from a mandatory review that will regularly take place no more than two years from the effective date of this MOU.

- 10.2. This MOU may be reviewed at any time before the mandatory review if agreed to by the Parties, particularly when Provincial legislation or plans have been amended.
- 10.3. The mandatory review shall be overseen by the Parties' CAOs with any final recommended changes being subject to full agreement by all Parties.

11. DEFINITIONS:

In this Memorandum:

"Halton Area Planning Partnership"

means a working group of the parties that collaborate on matters of common interest "interests"

means the interests of the Party as defined by its approved plans, policies, and programs.

"Natural Environment"

means the natural heritage system and the water resource system including natural hazards and stormwater management.

"Natural Heritage System"

means the same as the Provincial Policy Statement 2014 definition.

"Parties"

means the upper- and lower-tier municipalities' planning policy and implementation departments and the Conservation Authorities' planning and development departments "Planning Directors"

means the directors of local and regional land use planning departments and the directors of the planning and regulatory functions of the conservation authorities.

"Scope of Review"

means a benchmark or standard against which conformance of a land use/development plan or application is assessed by a Party.

"Water Resources"

means water resource systems as it relates to seepages and springs, significant groundwater recharge areas, highly vulnerable aquifers, and/or significant surface water contribution areas and as may be defined through Source Protection planning documents.

12. List of Schedules to the MOU

Schedule 1: Summary of MOU Parties' Commitments/Undertakings 2018 to 2020 (18 Months)

Schedule 2: Development Application review timelines

Signed,
REGIONAL MUNICIPALITY of HALTON,
CITY OF BURLINGTON,
TOWN OF HALTON HILLS,
TOWN OF MILTON,
TOWN OF OAKVILLE,
HALTON REGION CONSERVATION AUTHORITY,
CREDIT VALLEY CONSERVATION AUTHORITY, and
GRAND RIVER CONSERVATION AUTHORITY

SCHEDULE 1 SUMMARY OF MOU PARTIES' COMMITMENTS/UNDERTAKINGS 2018 to 2020 (18 months)

The following provides brief descriptions of the content work and outcomes expected for each undertaking. Upon initiation of each undertaking, further details will be developed and agreed upon by all Parties.

To frame the completion of the undertakings, the work plan will be prepared first followed by the subsequent undertakings that follow.

1. WORK PLAN

- a. The Region agrees to coordinate the development of a work plan to address key initiatives outlined throughout this MOU within the first two months of this MOU being endorsed. Some of the specific items to be addressed in the work plan are identified in Items 2 through 9 below.
- b. The Work plan will identify key work to be completed by 2020.
- c. The Parties agree to actively participate and provide input to the work plan content.
- d. The work plan will identify the:
 - i. Parties' assumptions and expectations;
 - ii. Parties' roles and responsibilities in developing and completing each undertaking;
 - iii. Best Practices utilized by Parties and a process to incorporate them amongst the Parties' service delivery approaches;
 - iv. Harmonization of review and approval processes and policies;
 - v. Timelines to complete the work;
 - vi. Meeting schedule that includes updating the Parties' CAOs;
 - vii. Budget and resources associated with completing each undertaking; and
 - viii. Performance measures related to the Parties' achieving development circulation review/comment target timelines.
- e. Should the work plan require alterations, the Parties' will reconvene and edit accordingly through a consensus-based approach.

2. ROLES AND RESPONSIBILITIES FOR THE NATURAL ENVIRONMENT

In accordance with Section 7 of the MOU, the Parties agree to work collaboratively on defining detailed roles and responsibilities in planning for the natural environment.

3. HAPP TERMS OF REFERENCE

The Parties will review and update the existing Halton Area Planning Partnership's Terms of Reference. This review will assess, but not be limited to:

- composition of HAPP membership;
- purpose/function of the partnership;
- operational functions of HAPP as an 'entity' I'group' I'representative committee';
- roles and responsibilities of each member as it relates to the purpose/function of HAPP;
- collaborative outputs (with identified project management roles/responsibilities in producing outputs); and
- reporting structure (to Area Planning Directors; CAOs; applicable Councils, Boards, etc.).

4. SCOPE OF REVIEW

The Parties agree to clarify the roles and responsibilities of the Region in reviewing comprehensive zoning by-law reviews and amendments. The Parties also agree to clarify and develop the Parties' roles and responsibilities in reviewing minor variances and consent applications of the Local Municipalities. In developing an Evaluation

Standard for comprehensive zoning by-law reviews, the Region will clearly identify the regional criteria that will be reviewed for conformity with Regional Official Plan policies. In the Evaluation Standard relating to minor variances and consent applications, the Parties will identify the applicable review criteria that denote each of the Parties' interests and mandates.

5. PRE-CONSULTATION and COMPLETE APPLICATION BEST PRACTICE REVIEW

The Parties agree to examine ways to harmonize policies and approaches related to preconsultation and complete application requirements. This will assist the Parties in ensuring that all relevant material to advance a planning application is provided as early as possible in the process. This will assist the approval authority in making a decision within the *Planning Act* timeframes and avoid appeals of non-decisions.

6. DATA SHARING FRAMEWORK

The Parties agree to establish a framework for sharing planning data relating to demographics, GIS mapping and development approvals. The Parties agree to dedicate relevant technical staff in developing the framework. The end result should be a clear road map of what planning data may be shared and the timelines for implementing actions.

7. DELEGATION BY-LAWS UPDATE

The delegation by-laws, approved in the mid-1990s, will be reviewed and updated by the Region. The Region commits to having the by-laws approved in by 2020.

8. PROVINCIAL MOU UPDATE

The Region will initiate the review and update of the MOU between itself and the Province in 2019.

9. TRAINING OPPORTUNITIES

The Parties agree to assess opportunities to jointly/collaboratively train staff on matters pertaining to improving service efficiencies. Examples of opportunities include:

- i. GIS software program;
- ii. AMANDA program;
- iii. Improvements to Municipal Reporting to ensure 'consistency/conformity' with Provincial Policy Statements and Plans;
- iv. Presenting opinions/positions before local planning committees; and
- v. Other opportunities as they arise and are mutually beneficial to the Parties.

SCHEDULE 2 Non-Statutory Development Application Review Timelines

The following table describes the non-statutory timeframes for development review applications that the parties will aim to achieve, broken down by certain major application types.

APPLICATION TYPE	PRE- CONSULTATION	CIRCULATION (for pre-consultation, or after an application is deemed complete, or for any subsequent circulations)	COMMENTS AFTER FIRST CIRCULATION
Site specific Regional Official Plan amendments	Meeting scheduled with all parties and the applicant within 21 calendar days of request ¹	Halton Region to circulate to all parties within 3 business days	Parties to provide comments within 45 calendar days
Site specific local official plan amendments	Same as above	Local municipality to circulate to all parties within 3 business days	Parties to provide comments within 45 calendar days
Site specific zoning by-law amendments	Same as above	Local municipality to circulate to all parties within 3 business days	Parlies to provide comments within 30 calendar days
Draft plans of subdivision or condominium	Same as above	Local municipality to circulate to all parties within 3 business days	Parties to provide comments within 45 calendar days
Site plans	Same as above	Local municipality to circulate to all parties within 3 business days	Parties to provide comments within 14 calendar days unless the local municipality agrees there is a specific issue that requires additional time to resolve
Consents and Minor Variances		Local municipality to circulate to all parties within 3 business days	Parties to provide comments within 10 calendar days

¹ To convene a pre-consultation meeting, the lead agency must have sufficient information from the applicant so that the parties can provide advice.



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: June 25, 2018

REPORT NO.: PLS-2018-0062

RE: Recommendation Report for Removal of Holding (H) Provision for

Building 1 on the Amico Site (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2018-0062, dated June 25, 2018, with respect to a "Recommendation Report for Removal of the Holding (H) Provision for Building 1 on the Amico Site (Georgetown)" be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning Bylaw 2010-0050, as amended by By-law 2017-0045, for the lands described as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton, be approved;

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

BACKGROUND:

On July 10, 2017, Council approved a Zoning By-law Amendment to allow for a 6-storey condominium (Building 1) on the former Memorial Arena lands, now owned by Amico, municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive in Georgetown; see **SCHEDULE 1 – LOCATION MAP** and **SCHEDULE 2 – BUILDING 1 SITE PLAN**.

As per the approved Zoning By-law Amendment (By-law 2017-0045), the property is zoned High Density Residential Exception 92 (HDR(92)) and is subject to Holding Provision 18 (H18). The HDR(92) zone permits a 6-storey condominium on the lands; the Holding (H18) Provision is subject to 6 conditions, including Site Plan and Section 37 agreements, Record of Site Condition and approval of a Construction Management Plan.

In November 2016 the Applicant (Amico) submitted a Site Plan application to implement the Zoning By-law Amendment to facilitate the construction of the 6-storey condominium. A Site Plan agreement was signed by the Owner on June 21, 2018.

Amico has applied to the Town of Halton Hills requesting that the Holding Provision removal process commence for the property. The Holding (H) Provision is required to be lifted prior to the issuance of any building permits and Amico intends to begin construction of the condominium this summer.

COMMENTS:

The Holding (H18) Provision may be lifted once the following has occurred:

- i) Approval of a Site Plan application and execution of a Site Plan Agreement;
- ii) Submission of a Ministry of the Environment and Climate Change (MOECC) acknowledged Record of Site Condition (RSC) to the Region of Halton;
- iii) The Town of Halton Hills and the Region of Halton are satisfied that the subject site has received the necessary servicing allocation (SDE);
- iv) Completion of a noise study and the registration of an environmental easement on title, to the satisfaction of CN Rail;
- v) Execution of agreement under Section 37 of the Planning Act providing for the public benefits referenced in Schedule 4 of Zoning By-law 2017-0045; and
- vi) Approval by Town Administration of a Construction Management Plan.

Town staff is satisfied that the conditions of the Holding (H18) Provision have been fulfilled for Building 1 as follows:

i) Site Plan Approval:

Town staff issued conditional Site Plan approval on April 25, 2018, and the Owner signed a Site Plan agreement on June 21, 2018. Execution of the agreement and issuance of Final Site Plan approval is expected to occur after July 9, which must take place before any building permits can be issued.

ii) Record of Site Condition:

On November 6, 2017, the Ministry of Environment and Climate Change (MOECC) issued written acknowledgment that a Record of Site Condition (RSC) had been filed in the Environmental Site Registry. The Region of Halton has confirmed receipt of the acknowledgment and that the condition has been satisfied.

iii) Servicing Allocation:

On January 26, 2015, Town Council approved the allocation of 69 SDE to the former Memorial Arena site (Report PDS-2015-0001). Building 1 requires 44 SDE, leaving 25 SDE remaining for any future development on the Amico lands. The Region of Halton has confirmed that they are satisfied that the site has received the necessary servicing allocation.

iv) Noise Study & Environmental Easement:

Through review of the proposal CN Rail identified the need for a noise study to be submitted and for Amico to register an Environmental Easement on their lands in favour of CN Rail. In December 2016 CN accepted a satisfactory noise study and on May 18, 2018, Amico signed the necessary Environmental Easement.

v) <u>Section 37 Agreement:</u>

Site Specific Zoning By-law 2017-0045 granted permission for the 6-storey condominium (Building 1) subject to Amico providing the Town with a community benefit in the form of:

- a) complete improvements to the Mill St. right-of-way adjacent to the Amico lands; or
- b) provide the Town with a \$200,000 contribution for the Town to complete the improvements to the right-of-way.

Amico signed a Section 37 Agreement on June 21, 2018, confirming that they will complete improvements to the Mill Street right-of-way as part of the construction of Building 1. The Section 37 Agreement includes a list of drawings approved by Town staff that details the agreed upon improvements to the right-of-way.

vi) Construction Management Plan:

Through the Site Plan review process Town Development Engineering staff has signedoff on a satisfactory Construction Management Plan for Building 1 that outlines how any potential impacts for area residents as a result of the construction activity will be minimized. It should be noted that the plan will need to be periodically modified and updated as construction of the condominium proceeds and the scheduling of construction activities becomes clearer.

Based on the above, Town staff is recommending that Council lift the Holding (H18) Provision from the portion of the Amico lands to be occupied by Building 1. The Holding Provision would not be removed from the remainder of the Amico site until Council approves any future phases of development (ie. anticipated Buildings 2 and 3) and the Applicant satisfies the conditions of the Holding Provision.

RELATIONSHIP TO THE STRATEGIC PLAN:

The lifting of the Holding (H) Provision is consistent with the Town's strategy to manage growth.

FINANCIAL IMPACT:

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

CONSULTATION:

Planning staff have consulted with the appropriate Town departments in preparation of this report. The Region of Halton did not require any consultation.

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of a Holding (H) Provision.

SUSTAINABILITY IMPLICATIONS:

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

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

COMMUNICATIONS:

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

CONCLUSION:

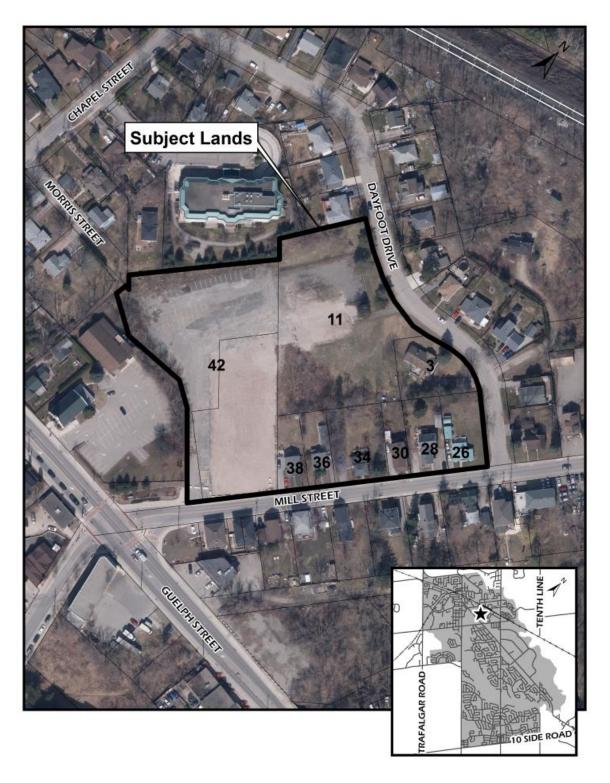
On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H18) Provision from the portion of the subject lands to be occupied by Building 1 by enacting the attached By-law, as generally shown in **SCHEDULE 3 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

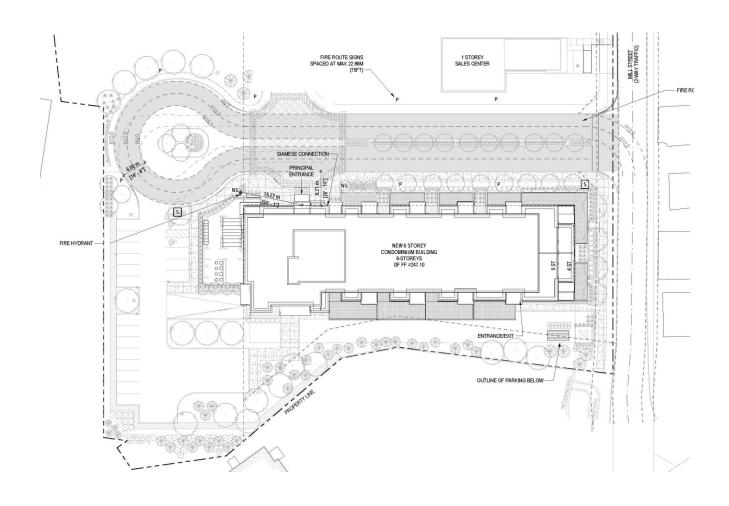
John Linhardt, Commissioner of Planning and Sustainability

Brent Marshall, CAO

SCHEDULE 1 – LOCATION MAP



SCHEDULE 2 – BUILDING 1 SITE PLAN



SCHEDULE 3 - PROPOSED HOLDING REMOVAL BY-LAW



BY-LAW NO. 2018-

A By-law to remove the Holding (H) Provision from Zoning By-law 2010-0050, as amended by By-law 2017-0045, for the lands described as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton

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

AND WHEREAS notice of removal of the Holding Provision has been provided in accordance with the provisions of the Planning Act, R.S.O. 1990;

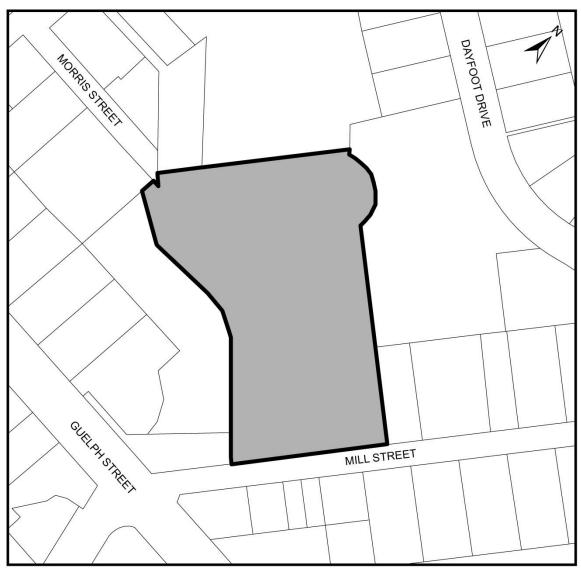
AND WHEREAS Council has recommended that the Holding (H) Provision be removed from Zoning By-law 2010-0050, as amended by By-law 2017-0045, as hereinafter set out;

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

- 1. That Schedule "A3-1" of Zoning By-law 2010-0050, as amended by By-law 2017-0045, be amended by removing the Holding (H18) Provision from the lands described as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule "1" of this By-law.
- 2. This By-law shall become effective from and after the date of passing hereof.

BY-LAW read and passed by the Council for the Town of Halton Hills this 9th day of July, 2018.

MAYOR – RICK BONNETTE	
CLERK – SUZANNE JONES	



<u>Legend</u>

Holding Provision (H) to be removed.



REPORT

REPORT TO:- Mayor Bonnette and Members of Council

REPORT FROM: Steve Burke, MCIP, RPP, Manager of Planning Policy

DATE: June 25, 2018

REPORT NO.: PLS-2018-0063

RE: Proposed Provincial Intensification/Density Targets and Municipal

Comprehensive Review Guidelines - HAPP Joint Submission

RECOMMENDATION:

THAT Report No. PLS-2018-0063 dated June 25, 2018, regarding the Halton Area Planning Partnership (HAPP) Joint Submission on the Proposed Provincial Application of Intensification/Density Targets Guidelines and Municipal Comprehensive Review Guidelines, be received;

AND FURTHER THAT Council formally endorse the positions presented in this report and the Joint Submission dated June 19, 2018, (attached as Schedule A to this report) from the HAPP to the Ministry of Municipal Affairs regarding the Proposed Provincial Application of Intensification/Density Targets Guidelines and Municipal Comprehensive Review Guidelines;

AND FURTHER THAT a copy of this report be forwarded to the Ministry of Municipal Affairs, the Region of Halton, the City of Burlington and the Towns of Oakville and Milton.

BACKGROUND:

On March 21, 2018 the Ministry of Municipal Affairs released a pair of guidance documents for public review and input:

- Draft Guidance to Support Implementation of the Growth Plan for the Greater Golden Horseshoe, 2017: Application of the Intensification and Density Targets; and.
- Draft Guidance to Support Implementation of the Growth Plan for the Greater Golden Horseshoe, 2017: The Municipal Comprehensive Review Process.

The Guidance Documents are intended to provide additional interpretation of the respective policies of the Growth Plan (2017), building upon the Draft Guidance document entitled Methodology for Land Needs Assessment for the Greater Golden

Horseshoe. This latter guidance document was the subject of an earlier HAPP Joint Submission that was the subject of Report PLS-2018-0019. The documents are intended to assist upper tier municipalities (i.e. Region of Halton) in conducting municipal comprehensive reviews (i.e. Region Official Plan Review), and all municipalities in applying the intensification and density targets of the Growth Plan.

The Halton Area Planning Partnership has reviewed the draft guidance documents and prepared a Joint Submission which was has been sent to the Ministry to meet the commenting deadline set by the Ministry.

COMMENTS:

In general HAPP has requested that clarification be provided in the guidance documents on their status in relation to achieving conformity with the Growth Plan, 2017. The Local Planning Appeal Tribunal (LPAT) requires that appeals to official plans be based on whether official plans are in conformity with the Provincial Plans. While the test may be clear when considering the Provincial Plans themselves, the role and status of the guidance documents is less certain, with respect to how they will be interpreted as part of the conformity test.

HAPP requests that the supplementary guidance documents provided by the Province not be given status that would require their consideration as part of the conformity test. In addition, HAPP requests that more flexibility be available to municipalities when implementing the various targets of the Growth Plan (2017). This request includes recognition that each municipality has a specific set of local conditions, and that this local context and the local official plans must be taken into account when implementing the Grow Plan (2017).

Application of the Intensification and Density Targets:

With respect to the guidance document on the application of intensification and density targets, specific comments are included in the Joint Submission relating to:

- Overlapping minimum density targets for Urban Growth Centres, Strategic Growth Areas and Major Transit Station Areas on *priority transit corridors*;
- Achievement of the Urban Growth Centre minimum density target;
- Information requirements to assess proposed alternative minimum density targets for Major Transit Station Areas; and,
- Consistent application of the methodology to exclude vegetation protection zones and/or buffers from the minimum density calculation for Designated Greenfield Areas.

It is important to note that there are no designated Urban Growth Centres in Halton Hills, and while both the Acton and Georgetown GO station areas are Major Transit Station Areas in which intensification is to be focused, they are not situated on a *priority transit corridor*, and therefore the minimum density targets in the Growth Plan do not currently apply. The Town has provided comments to the Province with respect

to both the Growth Plan and the Metrolinx Regional Transportation Plan, advocating that the Kitchener-Waterloo GO line status as a *priority transit corridor* be extended from Mount Pleasant GO station in Brampton to Kitchener-Waterloo.

Municipal Comprehensive Review Process:

With respect to the guidance document on the municipal comprehensive review process (MCR), specific comments are included in the Joint Submission relating to:

- Providing transition policies for the implementation of the Provincial Natural Heritage System (NHS) and Agricultural System mapping into local Official Plans (i.e. Halton Hills) to allow the mapping to first be addressed through the Regional Official Plan Review;
- The participation of Provincial staff in the MCR (i.e. Region Official Plan Review) process.

The issue of transition for the Provincial NHS and Agricultural System mapping was addressed in Report PLS-2018-0054, which outlined staff concerns in the context of the ongoing Rural Policy and Zoning Review.

With respect to the participation of Provincial staff, HAPP appreciates the intention of the Province to participate in the MCR process, but the degree of proposed participation is significant and HAPP is concerned that this will result in delays in the MCR process.

Therefore, in order to streamline the process and ensure timely participation by the Province, HAPP has requested the following additional information from the Province:

- Timelines for Provincial review processes;
- Direction for proper packaging and timing of submissions;
- Provincial staff contacts identified for each upper-tier process; and
- Clarification on requirements for First Nations / Metis consultation.

This will assist municipalities in understanding the time, staff resourcing and budgetary requirements to efficiently complete the MCR.

RELATIONSHIP TO STRATEGIC PLAN:

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

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

FINANCIAL IMPACT:

There are no financial impacts resulting from this report.

CONSULTATION:

The Joint Submission is the result of consultation between the Halton Area Planning Partners, represented by Planning staff from the Region of Halton, City of Burlington and Towns of Oakville, Milton and Halton Hills.

PUBLIC ENGAGEMENT:

The Province placed the Draft Guidelines on the EBR Registry on March 21, 2018 for public input. The Registry facilitates the public review and comment on proposed legislation, policies and guidelines. The original deadline for comments was extended to June 19, 2018. The HAPP Joint Submission has been submitted to the Ministry to meet the deadline, subject to endorsement by Council.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The relationship between this report and the Strategy is summarized below:

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

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

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

COMMUNICATIONS:

A copy of this report will be forwarded to the Ministry of Municipal Affairs, the Region of Halton, the City of Burlington and the Towns of Milton and Oakville.

CONCLUSION:

This report has outlined the contents of a HAPP Joint Submission prepared to address the Draft Provincial Guidance documents relating to the Application of Intensification and Density Targets and the Municipal Comprehensive Review Process.

It is recommended that Council formally endorse the positions presented in this report and the Joint Submission dated June 19, 2018, (attached as Schedule A to this report) from the HAPP to the Ministry of Municipal Affairs regarding the Proposed Provincial Application of Intensification/Density Targets Guidelines and Municipal Comprehensive Review Guidelines.

Reviewed and Approved by,

John Linhardt, Commissioner of Planning and Sustainability

Brent Marshall, CAO

Halton Area Planning Partnership (HAPP)

Draft Guidance to Support Implementation of the Growth Plan for the Greater Golden Horseshoe, 2017: Application of the Intensification and Density Targets and The Municipal Comprehensive Review Process Joint Submission

June 19, 2018



Introduction

The Halton Area Planning Partnership (HAPP) is comprised of Halton Region and the following Local Municipalities: the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville.

This submission represents HAPP's response to Ministry of Municipal Affairs' "Draft Guidance to Support Implementation of the Growth Plan for the Greater Golden Horseshoe, 2017: Application of the Intensification and Density Targets & The Municipal Comprehensive Review Process" which was placed on the Environmental Registry as a Policy Proposal Notice (EBR Registry Number: 013-2359) on March 21, 2018.

The Growth Plan, 2017, contains policies that create a framework for managing population and employment growth in the Greater Golden Horseshoe. The Growth Plan, 2017, also states that the Ministry of Municipal Affairs (MMA) would provide guidance to assist in the application of the intensification and density targets set out in the Plan. Concurrently, MMA released guidance on the process to undertake Municipal Comprehensive Reviews by Upper and Single Tier Municipalities.

The Halton Area Planning Partnership (HAPP) wishes to have its collective voice heard by providing comments and recommendations on the draft guidance documents "Application of the Intensification and Density Targets" and "The Municipal Comprehensive Review Process". Overall, HAPP is supportive of the guidance documents and would like to see a commitment from the Province to review and update the guidance documents, as needed.

Background

On March 21, 2018 the Ministry of Municipal Affairs released an EBR listing for a pair of guidance documents under a single EBR Registry Number (#013-2359), "Draft Guidance to Support Implementation of the Growth Plan for the Greater Golden Horseshoe, 2017: Application of the Intensification and Density Targets & The Municipal Comprehensive Review Process". The Guidance Documents included in this listing, the Application of the Intensification and Density Targets, and the Municipal Comprehensive Review Process provide additional interpretation of the respective policies of the Growth Plan (2017). These additional documents provide interpretation that builds on the May 4, 2018, Methodology for Land Needs Assessment for the Greater Golden Horseshoe.

The Halton Area Planning Partnership has reviewed the draft guidance documents in their entirety and offers the following comments on specific sections of the draft guidance documents.

Comments from HAPP:

1. **General Comments:**

- Clarification is requested on the status of the Guidance Documents on the Municipal Comprehensive Review Process and the Application of the Intensification and Density Targets with regards to the Growth Plan, 2017. For example, the Local Planning Appeal Tribunal (LPAT) requires that appeals to official plans be based on whether official plans are in conformity with the Provincial Plans. This test is clear when considering the Provincial Plans themselves; however it is unclear when considering the implementation and guidance documents. How the status of the implementation and guidance documents will be interpreted as part of the conformity test requires clarification. HAPP requests that the supplementary documents provided by the Province remain as guidelines and not be given status that would require their consideration as part of the conformity test.
- HAPP requests that more flexibility be available to municipalities when implementing
 the various targets of the Growth Plan (2017). This request includes recognition that
 each municipality has a specific set of local conditions, and that this local context and
 the local official plans must be taken into account when implementing the Grow Plan
 (2017).

2. Application of the Intensification and Density Targets

2.1. Overlapping Land Uses and Density Targets

Section 2.4.3 of the Intensification and Density Targets document includes guidance on where geographic areas (e.g. MTSA, UGC, etc.) overlap and where more than one target may apply. This includes direction that where overlapping targets apply, implementation should be co-ordinated to achieve each of the targets. Furthermore where employment areas overlap with Strategic Growth Area (SGA), Major Transit Station Area (MTSA) and Urban Growth Centre (UGC), the density targets are to be coordinated to achieve each target within the applicable time horizons.

HAPP requests that the guidance document provide greater clarity about how to apply and achieve the density targets where there are overlapping areas, particularly in employment areas.

Urban Growth Centre Density Target

Section 6.3 indicates that "when processing development applications within an area to which a UGC density target applies, municipalities must ensure that any approval of an application is in keeping with the objective of the target and will not preclude or hinder achievement of the target overall." This is an unachievable requirement when assessing a site specific application given that the density target represents an average density to be achieved over the entire UGC area, and it would require a level of accuracy about future market conditions and development applications which is not possible.

HAPP recommends that this requirement be modified to read "when processing development applications within an area to which a UGC density target applies, municipalities must consider local conditions, context, and policies related to compatibility, urban design, shadow analysis, massing, and transit supportive densities." These modifications acknowledge that targets and the consideration of the full spectrum of issues relevant in a UGC must be assessed as part of a site specific development application.

Additionally, HAPP recommends that within the last paragraph on pg. 44 of the guidance document, that a new sentence be added that reads "Municipalities will monitor development applications within an area to which a UGC density target applies to evaluate how the development contributes to the achievement of the overall UGC density target."

2.2. Alternative MTSA Density Targets

Section 7.5.1 outlines examples of the types of information/evidence that an upper tier municipality should consider providing to the Province in order to confirm that an MTSA may be eligible for an alternative target. While the examples focus on implied physical constraints that may hinder the achievement of the density target, consideration should be given to the market and economic conditions that may also hinder the achievement of the targets. This may be evident in larger municipalities which have multiple MTSA's on priority corridors but where the–municipality has modest population growth.

HAPP recommends that the examples of information/evidence outlined in the guidance document also include an assessment of the market realities.

2.3. Consistent Application of Vegetation Protection Zones/Buffers Exclusion from DGA Density Calculation

Section 3.1, under <u>Natural heritage features and areas</u> it is stated that vegetation protection zones (commonly referred to as buffers) associated with features or areas are not to be excluded from the DGA density calculation. However, under <u>Natural heritage systems</u> it is stated that lands within a natural heritage system that are precluded from development, and where their purpose is for conservation or to help to protect natural heritage features and areas, may be excluded from the calculation.

Given that buffers are precluded from development because they form part of the Natural Heritage System and are identified in the Region's Official Plan as protecting the features and ecological functions of the Regional Natural Heritage System, HAPP assumes that buffers may be excluded from the DGA density calculation.

HAPP recommends that the statement to not exclude VPZs or buffers from the DGA density calculation be removed from the description under <u>Natural heritage features</u> and areas.

3. The Municipal Comprehensive Review Process

3.1. <u>Provincial Natural Heritage System and Agricultural System Mapping</u> Implementation Transition Policies

Section 3.7 of the Municipal Comprehensive Review Process guidance document provides direction on the implementation of the Natural Heritage System and Agricultural System Mapping. This section indicates that the provincial mapping, which came into effect on Feb 9, 2018, is to be applied immediately by all Greater Toronto and Hamilton Area municipalities.

It is a widely accepted common practice that new Provincial policies and initiatives are transitioned to allow for the policy framework to 'catch-up' before being implemented. In typical fashion, policies are normally introduced in the Regional Official Plan, and then implemented through local Official Plans. Planning is policy led, and respectful of the hierarchy that allows the upper tier to develop a policy approach that provides a framework and direction for our local municipal partners to implement through local Official Plans.

The 2017 Growth Plan and related Provincial mapping exercise did not include transition rules and the customary hierarchy of two-tiered municipalities is not being respected. HAPP submitted a Joint Response on the Provincial Natural Heritage System and Agricultural System Mapping (EBR Registry Number: 013-1014) on October 4, 2017. At the time of the submission, the documents under review did not address transition policies, or that there would be direction that differed from the transition policies commonly applied to implementation of the Provincial Plans. As a result, this issue was not raised as part of that submission.

The absence of transition policies is problematic. This is further reinforced through the direction provided in Sections 3.7.1 and 3.7.2 of the Municipal Comprehensive Review Process guidance document. Local municipalities are being directed to implement the unrefined mapping through conformity exercises without the benefit of establishing a clear policy direction or refinement in the Regional Official Plan first.

HAPP is concerned with the further direction on sequential implementation of Provincial mapping from upper-tier official plans through to lower-tier official plans. Conformity of lower-tier mapping should occur only once an upper-tier municipality has completed its MCR process and has refined the Natural Heritage System and Agricultural System Mapping.

If lower tier municipalities insert the unrefined Provincial mapping prior to the completion of the upper tier MCR process, the local Official Plan would need to be further amended without benefit to the overall protection of the natural heritage system or support for the agricultural system in the Region.

HAPP recommends that transition polices pertaining to the provincial mapping be introduced in Section 3.7.

3.2. Provincial Review and Participation in MCR Development

Section 4 of the Municipal Comprehensive Review Process (MCR) guidance document outlines the role of the Province and recommends that Provincial staff be consulted throughout the upper-tier municipal MCR process.

Consultation with Provincial staff as described in Section 4 is intended to create more streamlined review of background studies to assist municipalities in reaching timely MCR completion. This guidance includes:

- Provincial involvement throughout the "iterative" development of the MCR;
- Identification of the large number of background studies and reports to be reviewed and commented on by the Province, during each stage of the MCR; and
- General direction on municipal duty to consult with First Nations and Metis Communities.

The intention of the Province to participate in the MCR process is appreciated, but the degree of proposed participation is significant and is anticipated to slow down the MCR development process. To streamline the upper-tier MCR process and to ensure timely review of all materials by the Province the following additional information would be of value:

- Timelines for Provincial review processes;
- Direction for proper packaging and timing of submissions;
- Provincial staff contacts identified for each upper-tier process; and
- Clarification on requirements for First Nations / Metis consultation.

HAPP would like to request clarification on these points, to provide a clear process to effectively engage the Province in the Municipal Comprehensive Review Process. This will assist municipalities in understanding the time, staff resourcing and budgetary requirements to efficiently complete an MCRP.

Conclusion

Thank you for providing the Region and its local municipalities the opportunity to comment on this set of guidance documents to support the implementation of the Growth Plan, 2017. We welcome the opportunity to have further discussions with Provincial staff to address our recommendations and issues.

Respectfully submitted,

Curt Benson, MCIP, RPP

Director of Planning Services & Chief Planning Official

Halton Region

John Linhardt, MCIP, RPP

Commissioner of Planning & Sustainability

Town of Halton Hills

Barb Koopmans, MCIP, RPP

Bill Janssen, MCIP, RPP

Department of City Building

City of Burlington

Interim Director and Chief Planner

Commissioner of Planning & Development

Town of Milton

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

Town of Oakville



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: June 27, 2018

REPORT NO.: PLS-2018-0064

RE: Recommendation Report for Removal of a Holding (H) Provision

from 7856 Fifth Line South (Halton Hills Premier Gateway

Business Park)

RECOMMENDATION:

THAT Report No. PLS-2018-0064, dated June 27, 2018, with respect to "Recommendation Report for Removal of a Holding (H) Provision from 7856 Fifth Line South (Halton Hills Premier Gateway Business Park)" be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning Bylaw 57-91, as amended by By-law 00-138, for the lands described as Part Lot 15, Concession 5 TNS, Parts 2, 3, 4, 5 & 7, Town of Halton Hills, Regional Municipality, be approved;

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

BACKGROUND:

Landscape Ontario is seeking to formally operate a landscape training facility for their members on the Landscape Ontario property located at the south-west corner of Fifth Line and Steeles Avenue, municipally known as 7856 Fifth Line South; see **SCHEDULE 1 – LOCATION MAP**. The training facility would operate out of the existing 1.5 storey building that currently provides office and warehouse space for Landscape Ontario; see **SCHEDULE 2 – EXISTING SITE DEVELOPMENT**.

As per Zoning By-law 00-138, the property is zoned 401 Corridor Prestige Industrial (M7) and Conservation Special (03-1). The existing building is located within the portion of the site zoned M7, which permits office, warehouse and training facilities (classified as a trade school). The property is also subject to a Holding (H) Provision which must be lifted prior to the introduction of any new use to a property zoned M7.

Landscape Ontario applied to the Building Department to obtain a permit to renovate the existing building to accommodate the training facility. Prior to the issuance of the Building Permit the Holding (H) Provision is required to be lifted. As such, Landscape Ontario has requested that the Town commence the process to remove the Holding (H) Provision.

COMMENTS:

Staff has applied the following criteria to the removal of the Holding (H) Provision that pertains to properties within the Halton Hills Premier Gateway Business Park:

- the Owner has entered into any necessary Site Plan agreements with the Town;
- all of the necessary financial securities and payments have been submitted; and
- adequate services are in place.

Town staff is satisfied that the criteria associated with the Holding (H) Provision have been addressed as follows:

- no new buildings or building additions are contemplated as part of the Landscape Ontario proposal. As such, Site Plan approval is not required;
- financial securities or payments are not required because Site Plan approval is not applicable; and
- there are no servicing implications associated with the new use as the site is currently serviced with both municipal water and sanitary services.

Therefore, Town staff is recommending that Council lift the Holding (H) Provision from the portion of the property occupied by the existing building intended to accommodate the training facility. The Holding (H) Provision is suggested to remain over the rest of the site should Landscape Ontario propose any future development on the lands.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H) Provision is consistent with the Town's strategy to manage growth.

FINANCIAL IMPACT:

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

CONSULTATION:

Planning staff have consulted with the appropriate Town departments in preparation of this report. The Region of Halton did not require any consultation

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of a Holding (H) Provision.

SUSTAINABILITY IMPLICATIONS:

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

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

COMMUNICATIONS:

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

CONCLUSION:

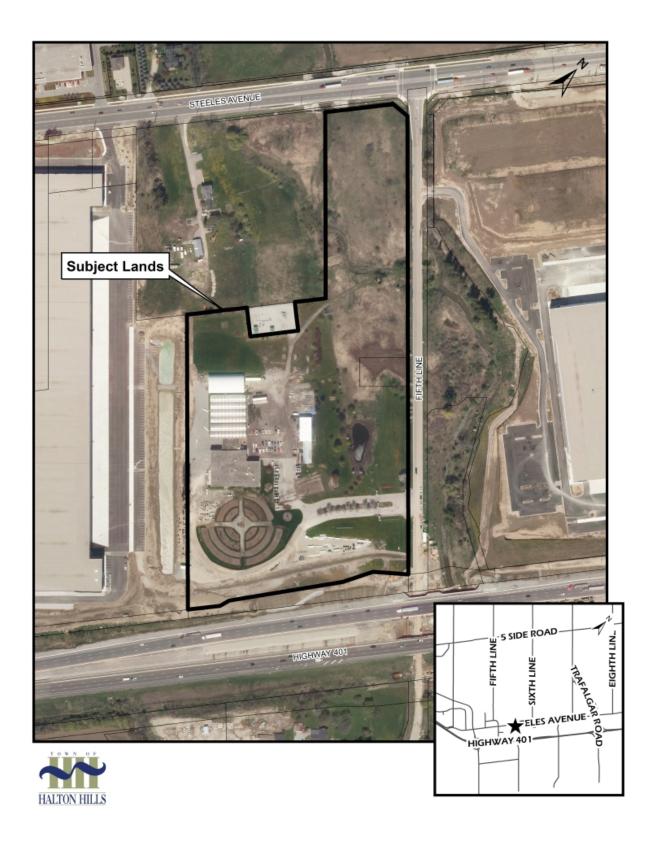
On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H) Provision from the portion of the subject lands occupied by the existing building intended to accommodate the training facility, as generally shown in **SCHEDULE 3 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

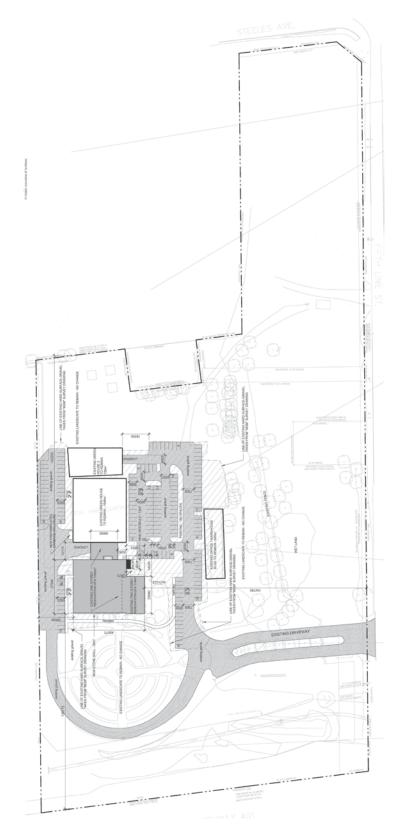
John Linhardt, Commissioner of Planning and Sustainability

Brent Marshall, CAO

SCHEDULE 1 – LOCATION MAP



SCHEDULE 2 - EXISTING SITE DEVELOPMENT



SCHEDULE 3 - PROPOSED HOLDING REMOVAL BY-LAW



BY-LAW NO. 2018-

A By-law to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 00-138, for the lands described as Part Lot 15, Concession 5 TNS, Parts 2, 3, 4, 5 & 7, Town of Halton Hills, Regional Municipality of Halton 7856 Fifth Line South

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

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

AND WHEREAS Council has recommended that the Holding (H) Provision be removed from Zoning By-law 57-91, as amended by By-law 00-138, as hereinafter set out.

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

- 1. That Schedule "1" of Zoning By-law 57-91, as amended by By-law 00-138, be amended by removing the Holding (H) Provision for the lands described as Part Lot 15, Concession 5 TNH, Parts 2, 3, 4, 5 & 7, Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule "1" of this By-law.
- 2. This By-law shall become effective from and after the date of passing hereof.

BY-LAW read and passed by the Council for the Town of Halton Hills this 9th day of July, 2018.

MAYOR – RICK BONNETTE	
CLERK – SUZANNE JONES	



<u>Legend</u>

Holding Provision (H) to be removed.



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: June 29, 2018

REPORT NO.: PLS-2018-0065

RE: Conditional water allocation for 71 Todd Road (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2018-0065, dated June 29, 2018, regarding "Conditional water allocation for 71 Todd Road (Georgetown)" be received;

AND FURTHER THAT 150 single detached equivalents (SDE) of water system capacity be transferred from the Georgetown residential infill pool to the Georgetown non-residential pool;

AND FURTHER THAT 241 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to 71 Todd Road (Site Plan D11SPA17.011) conditional on the issuance of building permits within 12 months of the date of Council approval of this report, failing which, Council may, at its discretion, withdraw the respective water allocation;

AND FURTHER THAT Council direct staff to request that Halton Region release the remaining 500 SDE obtained under the 2014 amended Permit to Take Water.

BACKGROUND:

The property municipally known as 71 Todd Road is currently the subject of Site Plan application D11SPA17.011 for a 2,050 m² (22,000 sq.ft.) two-storey addition to the existing 8,180 m² (88,000 sq.ft.) industrial building to facilitate its conversion into a food processing plant. JBelli Holdings purchased the existing vacant industrial building in 2016 with the intentions of moving the principal operations for Freshouse Consumer Food Brands to Georgetown. Freshouse Foods provides meat and food products for a number of private label retailers across Canada. The new processing plant is anticipated to create approximately 130 new jobs in the community.

As part of the Site Plan application, the Applicant submitted a Water Usage and Sanitary Discharge report that confirms that 242 SDE will be required for the food processing plant (241 new SDE plus the 1 SDE credited to the site). The large SDE requirement is due to the amount of water needed for food processing wash down purposes, as regulated by the Canadian Food Inspection Agency.

The Town does not currently have enough SDE available in the non-residential pool to allocate 241 SDE to 71 Todd Road. Presently, the Georgetown Urban Area Pool has a total of 460 SDE available, which are distributed as follows:

Georgetown Urban Area Water Allocation Pool				
	Res - Infill	Res - Greenfield	Non-Res	Total
SDE	350	0	110	460

The Site Plan application review for the building addition is nearing completion. However, the Region of Halton has indicated they cannot support the issuance of Site Plan approval until the 241 SDE have been allocated to 71 Todd Road to facilitate the property's use as a food processing plant. JBelli Holdings intends to begin construction of the building addition this summer with full operation of the food processing plant to occur within the first quarter of 2019.

COMMENTS:

Transfer of SDE from Res-Infill pool to Non-Res pool:

The Georgetown non-residential pool currently only has 110 SDE available. To facilitate the food processing plant a transfer of 131 SDE from the Georgetown residential infill pool to the non-residential pool would be required. However, this would leave 0 SDE remaining in the non-residential pool, which could prevent the development of any other current or proposed non-residential projects in Georgetown. Therefore, this report is recommending that 150 SDE be transferred so that 19 SDE would remain in the non-residential pool to accommodate other commercial, industrial or institutional proposals.

Should Council support the transfer of the 150 SDE it could have implications for residential infill development proposals currently under review by the Town or anticipated to occur within Georgetown over the next few years. A list of these development proposals and their estimated water allocation requirements is outlined below:

Georgetown Residential Infill Development Proposals		
Project	Estimated SDE	
McGibbon Condominium	65	
Memorial Arena Phases 2 & 3	46	
Credit River Ridge Seniors Building (Mountainview & John)	67	
Civic Centre Surplus Lands	97	
Eden Oak Megan & McMaster Subdivision (Glen Williams)	32	
Lindsay Court Townhouse Redevelopment	93	
Bishop's Court Phase 2 (Glen Williams)	28	
Total	428	

The transfer of 150 SDE out of the infill residential pool would leave 200 SDE remaining to accommodate the above listed developments. It should be noted that this list does

not include preliminary proposals that have not yet advanced past the pre-consultation stage.

Request to Halton Region for 500 SDE:

In 2014 the Region of Halton received an amended Permit to Take Water, which resulted in a total of 1,800 SDE available to the Town of Halton Hills. To date, the Region has released 1,300 of the 1,800 SDE to the Town. The Region has indicated that they will release the remaining 500 SDE once sufficient monitoring has occurred of the previous allotments to ensure there are no concerns with the servicing system response.

Town staff already anticipated that the 500 SDE will be required in the near future as the 350 SDE presently in the Georgetown residential infill pool is not sufficient to accommodate the residential development proposals currently under review by the Town, should they be approved. However, the 71 Todd Road proposal creates a more immediate need for the 500 SDE.

Therefore, this report is recommending that Council direct Town staff to request Halton Region to release the remaining 500 SDE as the additional capacity will ensure that there is sufficient water available for the 71 Todd Road proposal and the estimated SDE that may be required to accommodate the residential infill projects listed above.

Future Servicing:

By 2021 the Region is expected to have completed their extension of lake-based services to Halton Hills to accommodate the south-west Georgetown expansion area (Vision Georgetown). The lake-based services will also be extended to the rest of Georgetown South, thereby removing it from the ground-based system currently servicing all of Georgetown. This would allow the SDE presently servicing Georgetown South to be made available to the rest of Georgetown to accommodate infill development. This should relieve any long-term pressure on the ground-based system to accommodate infill development in Georgetown.

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 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 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 Applicant and the Region of Halton.

CONCLUSION:

This report recommends that 150 single detached equivalents (SDE) of water be transferred from the Georgetown residential infill pool to the Georgetown non-residential pool and further that 241 SDE be allocated from the non-residential pool to 71 Todd Road in order to facilitate a food processing plant on the property. The allocation is recommended to be conditional upon the issuance of building permits for the project within 12 months of the date of Council approval of this report.

The report also recommends that Council direct staff to request Halton Region to release the remaining 500 SDE of water obtained under the 2014 amended Permit to Take Water. The 500 SDE are required to accommodate infill development proposals currently under review by the Town or anticipated to occur within Georgetown over the next few years.

Reviewed and Approved by,

John Linhardt, Commissioner of Planning and Sustainability

Jane Diamanti, Acting CAO



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Warren Harris, Commissioner of Recreation and Parks

DATE: June 11, 2018

REPORT NO.: RP-2018-0021

RE: Community Safety and Well-Being in Halton Update

RECOMMENDATION:

THAT Report RP-2018-0021 regarding the Community Safety and Well-Being in Halton Update be received;

AND FURTHER THAT staff report back on the healthy communities public engagement process related to the Community Safety and Well-Being in Halton initiative.

BACKGROUND:

In March 2018, **Bill 175 – The Safer Ontario Act** received royal assent and will be proclaimed in January 2019. The legislation is designed to improve police oversight, transparency and accountability, enhance civilian governance, respond to the needs and realities of Ontario's diverse communities and mandate local community safety and well-being planning.

One of the key objectives of the legislation is to promote collaborative partnerships between municipalities, police and other sectors.

Under Part XIII (Community Safety and Well-Being Plans) of The Safer Ontario Act, Municipal councils are required to prepare and adopt a community safety and well-being plan. These plans must identify risk factors to the community and identify strategies to reduce prioritized risk factors, in addition to other requirements. Municipal councils that have adopted such a plan must monitor, evaluate and report on the effect it is having.

The Province has indicated that in the case of regional municipalities, the regional municipality and local municipalities must have a Plan or be part of a Plan, but the responsibility rests with the regional government.

In anticipation of the legislation, the "Community Safety and Well-Being in Halton:

A Plan for Collaboration and Action" was approved by Halton Regional Council on November 7, 2017 through Report No. SS-30-17/MO-39-17 and Regional staff were directed to work with community partners to implement the Plan.

The Community Safety and Well-Being in Halton framework encourages communities to work collaboratively across sectors to identify and address local risks, with a focus on prevention and social development.

The concept of well-being was also supported by Council through approval of Resolution 2016-0070 that highlighted the objectives of the **Framework for Recreation** in **Canada 2015** related to the development of practices in recreation to improve the well-being of individuals and the community.

Building on its role in the development of the local Youth Services Network, Recreation and Parks Department staff have been a key member of the System Leadership Group since its inception in Spring 2017, providing oversight and guidance on how to deliver on key initiatives locally.

COMMENTS:

The purpose of this report is to provide an update to Council on Community Safety and Well-Being in Halton, its purpose, and the continuing role of Recreation and Parks Department staff in delivering key initiatives.

Purpose

Halton Region and the Halton Regional Police Service have developed a Community Safety and Well-Being Plan to enhance collaboration with community partners on issues that impact safety and well-being in the Region

The Plan establishes a process for local municipalities, community partners and organizations with planning responsibilities in areas like policing, social services, healthcare, education and public health to work together to identify and address key issues that impact safety and well-being in the community.

The Town's model for the Youth Services Network is a working example of how collaboration between local/Regional government and social services agencies can provide a clear framework for "who does what" and then identify gaps in services and a means to improve local service delivery.

Halton's Model for Collaboration, Planning and Action

The model developed has been created to facilitate two core functions; provide a framework where issues can be identified, prioritized and addressed; address barriers and gaps in the human service delivery that negatively impact local residents.

By using evidence based issue identification through data analytics or issues raised at local situation tables, the System Leadership Group provide the necessary oversight to direct specific "action tables" to respond to planning priorities and emerging issues. The key outcomes of this model will include:

- Increased coordination and collaboration between services:
- Improved access to services;
- Greater alignment on key safety and well-being initiatives;
- Reduced demand on emergency and crisis services;
- Enhanced systems planning.

Currently the Town representation has been through the Commissioner of Recreation and Parks with support from the Manager of Recreation Services. Going forward, the Department's role in Community Development could be strengthened to address more of the social planning initiatives that engage the broader community.

Key Issues to Date

The Canadian Index of Wellbeing, as referenced in the **Framework for Recreation in Canada 2015** defines well-being to the highest possible quality of life focused on good living standards, robust health, a sustainable environment, vital communities, an educated populace, balanced time use, high levels of democratic participation and access to and participation in recreation and culture.

Recreation is further defined as having a role in the delivery of physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing.

The "Healthy City" initiative being launched as part of the Community Safety and Well-Being in Halton framework later this year will address the emerging issues related to community health. A number of these core principles align with the Recreation and Parks Department mandate: community engagement, mixed use spaces and places, making healthy options easy, access to healthy affordable food, maximizing physical activity, accessibility and inclusion, and measuring impacts.

Of the primary issues identified by the System Leadership Group to date, the following are most aligned with the **Framework for Recreation in Canada 2015**:

- Enhancing access to mental health supports for adolescents and youth;
- Support to youth exiting child welfare services;
- Addressing isolation among older adults.

In addition, the System Leadership Group has proposed objectives and next steps for a data analytics and decision support function to support the identification of issues for consideration by action tables. The three key objectives are to:

- a) Support evidence based issue identification and action table response process.
- b) Develop and monitor Community Safety and Well-Being indicators in Halton.
- c) Support data sharing to enhance human services planning.

In addition, work on the Youth Services Network has demonstrated the Town's role in advocating for the necessary support services as part of our role in the social planning framework:

- Proactive response to harmful alcohol consumption;
- Coordinating efforts to reduce homelessness.

Next Steps

Staff will continue to participate in the System Leadership Group and support the identification of key actions required to achieve the objectives of the Community Safety and Well-Being Plan. The increasing role in social planning issues and how they align with the **Framework for Recreation in Canada 2015** will be brought forward to Council and Budget Committee. A broader view of community wellness and the proactive role of recreation will continue to allow the Town to be a leader in:

- Working with partners to increase the use of space and places for multiple purposes;
- Proactively securing sponsorship, revenue generating or alternative funding sources to aid service delivery;
- Strengthening partnerships with schools, social service agencies and community organizations;
- Increasing recreation education;
- Implementing policies, guidelines and business plans that facilitate social action.

RELATIONSHIP TO STRATEGIC PLAN:

This report aligns with the following top corporate priorities and corporate Strategic Plan:

Top Eight Corporate Priorities

- **1.** Municipal Service Delivery

 The efficient, effective and economical delivery of the Town's existing services
- Sustainability
 E. Address the social pillar of sustainability by focusing on the improving services for youth, seniors and the disabled

Foster a Healthy Community

- **A.2** To attract and retain a suitable range of health and social services.
- **A.3**. To provide a broad range of educational, recreational, and cultural services that meet the needs of our residents.

Provide Sustainable Infrastructure & Services

G.1. To provide infrastructure and services that meet the needs of our community in an efficient, effective and environmentally sustainable manner.

Provide Sustainable Infrastructure & Services

- **H.1.** To provide leadership and advocacy on issues of importance to our community. To encourage community participation in decision-making.
- **H.5.** To expand opportunities for communication with our community

Provide Responsive, Effective Municipal Government

I.6 To participate fully in Region-wide initiatives to protect and promote the Town's objectives

FINANCIAL IMPACT:

There is no direct financial impact associated with this report. Consideration for funding of a Manager of Community Development , which was recommended in the Recreation and Parks Strategic Action Plan, to assist with the implementation of the emerging role of Recreation and Parks in the Community Safety and Well-Being framework would be referred to future Operating Budget discussions.

CONSULTATION:

Staff consulted with the Strategic Planning and Continuous Improvement division of the CAO's office during the preparation of this report.

PUBLIC ENGAGEMENT:

An initial symposium was held in November 2017, and the System Leadership Group has consulted with Halton Healthcare to lead a Healthy Communities Engagement Process that will be initiated in November 2018. Staff will report back on further public engagement related to the strategy.

SUSTAINABILITY IMPLICATIONS:

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

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

This report supports the Social Wellbeing pillar of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is Good.

COMMUNICATIONS:

Staff will coordinate communications with the outcomes of the Healthy Communities Engagement Process that will be initiated in November 2018.

CONCLUSION:

Recreation and Parks Department staff have had a key role in delivering initiatives Community Safety and Well-Being in Halton, building upon the experience and expertise demonstrated through the development of the Youth Services Network. In order to continue with this increasing role in the social planning side of the **Framework for Recreation in Canada 2015**, staff are recommending that consideration be given for a Manager of Community Development position as part of future Operating Budget discussions, as identified in the Recreation and Parks Strategic Action Plan. Further updates on the work of the Community Safety and Well-Being in Halton System Leadership Group will be brought back to Council as part of the anticipated public consultation to be done in November 2018.

Reviewed and Approved by,

Brent Marshall, CAO



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Steve Grace, Program Manager, Water Resources

DATE: June 21, 2018

REPORT NO.: TPW-2018-0027

RE: Stormwater Management Strategy Update

RECOMMENDATION:

THAT Report TPW-2018-0027, dated June 21, 2018, regarding Stormwater Management Strategy Update, be received for information.

BACKGROUND:

Through Report P&I-2017-0010, Council approved the award of the contract for the development of a Stormwater Management Strategy, to AMEC Foster Wheeler Environmental & Infrastructure.

The Stormwater Management Strategy Study is the first comprehensive review of the Town's stormwater management system. This represents the first phase of a multiphase project to support the Town's Stormwater Management Program and to align the program with other corporate initiatives relating to sustainability and asset management.

COMMENTS:

The Draft Stormwater Management Strategy includes an assessment of the Town's current Stormwater Management Program and expenditures, identifying life cycle analysis costs, funding and data gaps, including benchmarking against programs of similar municipalities. The assignment also includes the development of alternative stormwater management programs and associated costs, including funding gaps based on varying levels of service.

The study will ultimately recommend an approach to support the preferred Stormwater Management Program based on a sustainable level of service that will meet the Town's current and future needs.

The main components of the existing stormwater management system maintained by Public Works have a current value of approximately \$155,000,000.00, consisting of:

- 190 km (+/-) of pipes
- Approx. 2,365 maintenance holes
- 5,524 (+/-) catch basins
- 40 stormwater management ponds

It is anticipated that the study will be completed in the fall of 2018 and will include the following components:

- Stormwater Management Program Priorities
- Potential Stormwater Management Program Enhancements
- Stormwater Management Program Funding Options
- Potential Challenges to Implementing a Stormwater Management Funding Mechanism
- Immediate Next Steps
- Conclusions for Consideration
- Recommendations

Following the completion of the study, staff will be reporting back to Council with recommendations, which will support an appropriate and sustainable Stormwater Management Strategy including funding options for consideration.

RELATIONSHIP TO STRATEGIC PLAN:

- H.1 To provide infrastructure and services that meet the needs of our community in an efficient, effective and environmentally sustainable manner.
- B.1 To protect and conserve the quantity and quality of our ground and surface water resources, and ensure the integrity of our watersheds and aquatic ecosystems through integrated watershed planning and management.

FINANCIAL IMPACT:

There is no financial impact related to this report.

However, staff will be presenting two Needs Identification and Assessments in the 2019 Budget to improve our current Stormwater Management Program, including one to upgrade the Catchbasin Cleaning Program to current Industry Standards, and one to complete a Stormwater Master Plan Study.

CONSULTATION:

The Chief Administrative Officer and Senior Management Team were consulted on the Draft Stormwater Management Strategy.

PUBLIC ENGAGEMENT:

Public Engagement is not applicable at this time.

SUSTAINABILITY IMPLICATIONS:

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

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

COMMUNICATIONS:

Communications is not applicable at this time.

CONCLUSION:

The consultant has presented several options for consideration of the Draft Stormwater Management Strategy. The project team will examine all of the options presented by the consultant and develop a detailed Stormwater Management Program, which will include operational and implementation costs for Council's consideration.

Staff will be reporting back to Council in 2019 with recommendations on an appropriate and sustainable Stormwater Management Strategy.

Reviewed and Approved by,

4. an Loud

Bill Andrews, Director of Engineering

Chris Mills, Commissioner of Transportation and Public Works

Brent Marshall, CAO



REPORT OF THE

COMMUNITY AND CORPORATE AFFAIRS COMMITTEE

Minutes No. CCA-09-2018

Minutes of the Community and Corporate Affairs Committee meeting held on Monday June 25, 2018, at 3:00 p.m., in the Council Chambers Halton Hills Town Hall.

Members Present: Mayor R. Bonnette, (Ex-Officio), Councillor D. Kentner, Chair;

Councillors C. Somerville, J. Fogal, T. Brown, A. Lawlor, J. Hurst

Staff Present: A.B. Marshall, CAO; C. Mills, Commissioner of Transportation &

Public Works; J. Linhardt, Commissioner of Planning &

Sustainability; J. Diamanti, Commissioner of Corporate Services;

K. Okimi, Manager of Parks and Open Spaces;

H. Olivieri, Deputy Chief; G. Cannon, Chief Librarian;

M.J. Leighton, Manager of Accounting and Town Treasurer; S. Jones, Clerk & Director of Legislative Services; V. Petryniak,

Deputy Clerk

Others Present Councillor B. Lewis

1. CALL TO ORDER

The Chair called the meeting to order at 3:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

None were declared.

3. COMMITTEE DELEGATIONS/PRESENTATIONS

3.a Rick Chambers & Sylvia Mitchell, Hillsview Board of Directors

R. Chambers and S. Mitchell provided updates regarding the Active Living Centres.

4. REPORTS & MEMORANDUMS FROM OFFICIALS – TEN (10) ITEMS FOR RECOMMENDATION

4.a FIRE SERVICES MEMORANDUM NO. FIRE-2018-0011 dated June 4, 2018 regarding Car Seat Clinic. (Recommendation No. CCA-2018-0069)

THAT FIRE SERVICES MEMORANDUM NO. FIRE-2018-011 dated June 4, 2018 regarding Car Seat Clinic, be received.

CARRIED

4.b CORPORATE SERVICES REPORT NO. CORPSERV-2018-0028 dated May 28, 2018, regarding the Annual Purchasing Policy Reporting – By-law No. 2017-0061. (Recommendation No. CCA-2018-0070)

THAT Report CORPSERV-2018-0028, dated May 28, 2018, regarding the Annual Purchasing Policy Reporting – By-law No. 2017-0061 be received for information.

CARRIED

4.c CORPORATE SERVICES REPORT NO. CORPSERV-2018-0029 dated June 7, 2018 regarding Semi-annual Single Source 2018 Awards. (Recommendation No. CCA-2018-0071)

THAT Report No. CORPSERV-2018-0029 dated June 7, 2018 regarding Semi-annual Single Source 2018 Awards be received;

AND FURTHER THAT the Semi-annual Single Source 2018 requests be awarded as per the list of suppliers in the body of this report and attached as Schedule A;

AND FURTHER THAT the Manager of Purchasing be authorized to issue purchase orders in the amounts indicated on the list of suppliers as outlined in Schedule A.

CARRIED

4.d CORPORATE SERVICES REPORT NO. CORPSERV-2018-0033 dated May 22, 2018 regarding the Contract for the US Bank Canada Purchasing Card Program. (Recommendation No. CCA-2018-0072)

THAT Report CORPSERV-2018-0033, dated May 22, 2018 regarding the Contract for the US Bank Canada Purchasing Card Program be received;

AND FURTHER THAT the contract with US Bank Canada be extended for five (5) years for the Purchasing Card Program;

AND FURTHER THAT the Mayor and Clerk be authorized to execute the necessary contract documents with US Bank Canada.

CARRIED

4.e CORPORATE SERVICES REPORT NO. CORPSERV-2018-0034 dated June 6, 2018, regarding Award of Proposal P-060-18 for external auditing services. (Recommendation No. CCA-2018-0073)

THAT Report No. CORPSERV-2018-0034 dated June 6, 2018, regarding Award of Proposal P-060-18 for external auditing services be received;

AND FURTHER THAT Council approves the external auditing service contract award to KPMG LLP, 115 King Street South,, 2nd Floor, Waterloo, ON, N2J 1P2 for a two (2) year term in the amount of \$102,009 (plus HST) for the fiscal 2018 and 2019 audits with the option to renew for an additional three (3), one(1) year terms for the fiscal 2020 to 2022 audits subject to satisfactory performance and price negotiations;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a purchase order to KPMG LLP, 115 King Street South, 2nd Floor, Waterloo, ON, N2J 1P2 in the amount of \$102,009 (plus HST) for the first two (2) year term and subsequent renewals, if exercised.

CARRIED

4.f CORPORATE SERVICES REPORT NO. CORPSERV-2018-0035 dated June 18, 2018 regarding the Delegation of Authority Relating to Assessment and Taxation Appeal Matters. (Recommendation No. CCA-2018-0074)

THAT Report No. CORPSERV-2018-0035 dated June 18, 2018 regarding the Delegation of Authority Relating to Assessment and Taxation Appeal Matters be received;

AND FURTHER THAT staff bring forward a by-law to establish the Delegation of Authority Relating to Assessment and Taxation Appeal Matters and repeal By-law 2012-0040

CARRIED

4.g OFFICE OF THE CAO REPORT NO. ADMIN-2018-0022 dated June 18, 2018 regarding the appointment of an Integrity Commissioner. (Recommendation No. CCA-2018-0075)

THAT Report No. ADMIN-2018-0022 dated June 18, 2018 regarding the appointment of an Integrity Commissioner, be received;

AND FURTHER THAT the Community & Corporate Affairs Committee recommend Council authorize the award for the provision of an Integrity

Commissioner to Principles Integrity for a term to commence September 1, 2018 and conclude December 31, 2022;

AND FURTHER THAT the CAO and Clerk be authorized to execute an agreement and all associated documents with Principles Integrity;

AND FURTHER THAT the CAO approve the issuance of a Purchase Order for an upset limit of \$15,000 (excluding taxes) to Principles Integrity;

AND FURTHER THAT the Clerk prepare the necessary by-law to appoint Principles Integrity as Integrity Commissioner for the Town of Halton Hills;

AND FURTHER THAT the Clerk forward a copy of this report to the Region of Halton, City of Burlington, the Town of Milton and the Town of Oakville for their information.

CARRIED

4.h RECREATION AND PARKS REPORT NO. RP-2018-0018 dated June 25, 2018, regarding the Town of Halton Hills Corporate Asset Management Policy. (Recommendation No. CCA-2018-0076)

THAT Report No. RP-2018-0018 dated June 25, 2018, regarding the Town of Halton Hills Corporate Asset Management Policy be received;

AND FURTHER THAT Council endorse the Town of Halton Hills Corporate Asset Management Policy as contained within Report RP-2018-0018.

CARRIED

4.i RECREATION AND PARKS REPORT NO. RP-2018-0019 dated May 23, 2018 regarding Senior Services Update – Hillsview Active Living Centres. (Recommendation No. CCA-2018-0077)

THAT Report No. RP-2018-0019 dated May 23, 2018 regarding Senior Services Update – Hillsview Active Living Centres be received;

AND FURTHER THAT staff be directed to proceed with a service delivery review of the Hillsview Active Living Centres in partnership with the Board of Directors:

AND FURTHER THAT staff be directed to proceed with a financial review of the Hillsview Active Living Centres and explore funding and revenue generation opportunities in partnership with the Joint Executive of the Board of Directors;

AND FURTHER THAT ongoing funding and operating budget impacts to support continued operations be referred to future Budget Committee for consideration:

AND FURTHER THAT staff be directed to report back on future updates to advise of further changes in the provision of services at the Hillsview Active Living Centre.

CARRIED

4.j RECREATION AND PARKS REPORT NO. RP-2018-0020 dated June 6, 2018 regarding a request for Municipal Assistance. (Recommendation No. CCA-2018-0078)

THAT Report RP-2018-0020 dated June 6, 2018 regarding a request for Municipal Assistance be received;

AND FURTHER THAT funding in the amount of \$4,071.91 for the Movie Under the Stars Event be derived from the Municipal Assistance Program as the proposal meets the eligibility criteria as outlined in Report RP-2018-0020;

AND FURTHER THAT funding for Municipal Assistance Program requests outlined in Report RP-2018-0020, totaling \$4,511.78, that are in excess of the Council approved Municipal Assistance Program budget be funded through the Tax Rate Stabilization Reserve.

CARRIED

_	\sim 1	ACED	SESSION
1	L	USED	ントンンパハバ

NIL

6. RECONVENE INTO OPEN SESSION

NIL

7. ADJOURNMENT

The meeting adjourned at 4:14 p.m.

Rick Bonnette, MAYOR
Suzanne Jones, CLERK



REPORT OF THE

PLANNING, PUBLIC WORKS AND TRANSPORTATION COMMITTEE Minutes No. PPT-08-2018

Minutes of the Planning, Public Works and Transportation Committee meeting held on Tuesday, June 26, 2018 at 3:02 p.m., in the Council Chambers Halton Hills Town Hall.

Members Present: Mayor R. Bonnette (Ex-officio), Councillor C. Somerville,

Councillor J. Fogal, Councillor M. Albano, Councillor B. Lewis,

Councillor M. Johnson (Chair), Councillor B. Inglis

Staff Present: A.B. Marshall, CAO, J. Diamanti, Commissioner of Corporate

Services, C. Mills, Commissioner of Transportation and Public Works, J. Linhardt, Commissioner of Planning and Sustainability, J. deHooge, Commissioner and Chief of Fire Services, K. Okimi, Manager of Parks and Open Spaces, M.J. Leighton, Manager of Accounting and Town Treasurer, G. Cannon, Chief Librarian, S.

Jones, Clerk and Director of Legislative Services,

R. Brown, Deputy Clerk

Others Present: Councillors D. Kentner, J. Hurst

1. CALL TO ORDER

Chair M. Johnson called the meeting to order at 3:02 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

2.a Councillor M. Albano

Councillor M. Albano declared a pecuniary/conflict of interest with respect to Report No. PLS-2018-0046 (Item No. 4F) as he is involved with the Acton Community Garden and wrote a letter supporting their application for the Community Sustainability Investment Fund. He did not vote or partake in any discussion on this matter.

2.b Councillor J. Fogal

Councillor J. Fogal declared a pecuniary/conflict of interest with respect to Report No. PLS-2018-0056 (Item No. 4K) as a property referenced within the report is owned by family. She did not vote or partake in any discussion on this matter.

3. COMMITTEE DELEGATIONS/PRESENTATIONS

3.a Ron Palmer, The Planning Partnership

R. Palmer made a presentation to Committee providing an update on Destination Downtown - Preferred Planning Alternative.

(PowerPoint on file in the Clerks Office)

4. REPORTS & MEMORANDUMS FROM OFFICIALS – EIGHTEEN (18) ITEMS FOR RECOMMENDATION

4.a PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0043 dated May 30, 2018 regarding the Destination Downtown Phase 4 Status Update. (Recommendation No. PPT-2018-0053)

THAT Report No. PLS-2018-0043 dated May 30, 2018 regarding the Destination Downtown Phase 4 Status Update be received;

AND FURTHER THAT Council direct staff to continue to obtain public feedback on the revised Preliminary Preferred Alternative;

AND FURTHER THAT Council to endorse the revised Preliminary Preferred Alternative (as shown on Figure 8) in principle as the basis for the consultant team to undertake the detailed technical assessments and initiate preparation of the draft Secondary Plan.

CARRIED

4.b PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0021 dated June 4th 2018, regarding the Corporate Energy Plan Implementation Report. (Recommendation No. PPT-2018-0054)

THAT Report No. PLS-2018-0021, dated June 4th 2018, regarding the Corporate Energy Plan Implementation Report, be received;

AND FURTHER THAT the Corporate Energy Plan Implementation Report, attached under separate cover, be endorsed and distributed throughout the community;

AND FURTHER THAT a copy of the report be forwarded electronically to the Clean Air Partnership (GTA-Clean Air Council), Halton Region, City of Burlington, and the Towns of Oakville and Milton for their information.

CARRIED

4.c PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0038 dated June 6, 2018, regarding a "Recommendation Report for Draft Plan of Subdivision Approval to Facilitate the Creation of 3 Commercial Development Blocks, a Public Road and a Stormwater Management Block at 1086 Steeles Avenue East (401 Premier Gateway Business Park)". (Recommendation No. PPT-2018-0055)

THAT Report No. PLS-2018-0038 dated June 6, 2018, regarding a "Recommendation Report for Draft Plan of Subdivision Approval to Facilitate the Creation of 3 Commercial Development Blocks, a Public Road and a Stormwater Management Block at 1086 Steeles Avenue East (401 Premier Gateway Business Park)", be received;

AND FURTHER THAT the Commissioner of Planning and Sustainability be authorized to grant Draft Approval and Final Approval to the Plan of Subdivision, File No. D12SUB17.002, as generally shown on SCHEDULE 2 – DRAFT PLAN OF SUBDIVISION of this report, subject to conditions generally set out in SCHEDULE 3 – CONDITIONS OF DRAFT PLAN OF SUBDIVISION of this report.

CARRIED

4.d PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0040 dated May 22, 2018, regarding the inclusion of St. Stephen's Anglican Church cemetery, Steeles Avenue to the Town of Halton Hills Heritage Register. (Recommendation No. PPT-2018-0056)

THAT Report PLS-2018-0040 dated May 22, 2018, regarding the inclusion of St. Stephen's Anglican Church cemetery, Steeles Avenue to the Town of Halton Hills Heritage Register be received;

AND FURTHER THAT the inclusion of St. Stephen's Anglican Church cemetery, Steeles Avenue to the Heritage Register be approved and the Clerk be authorized to add this property to the Heritage Register maintained by the Town, pursuant to Section 27(1.2) of the Ontario Heritage Act;

AND FURTHER THAT written notice be provided to the owner(s) of St. Stephen's Anglican Church cemetery, Steeles Avenue that this property has been added to the Heritage Register.

CARRIED

4.e PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0045 dated June 6, 2018, regarding the "Recommendation Report for proposed Official Plan and Zoning By-law Amendments to permit the six, 3-storey townhouse units at 25 James Street (Georgetown)". (Recommendation No. PPT-2018-0057)

THAT Report No. PLS-2018-0045 dated June 6, 2018, regarding the "Recommendation Report for proposed Official Plan and Zoning By-law Amendments to permit the six, 3-storey townhouse units at 25 James Street (Georgetown)", be received;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 33, which amends the Town of Halton Hills Official Plan, for the lands municipally known as 25 James Street (Georgetown), as generally shown in SCHEDULE 3 – OFFICIAL PLAN AMENDMENT, be adopted as an exempt Local Official Plan Amendment;

AND 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 25 James Street (Georgetown), as generally shown in SCHEDULE 4 – ZONING BY-LAW AMENDMENT, be approved.

CARRIED

4.f PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0046 dated May 15, 2018, regarding requests for funding from the Community Sustainability Investment Fund. (Recommendation No. PPT-2018-0058)

THAT Report No. PDS-2018-0046, dated May 15, 2018, 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 Town Sustainability Implementation Committee (TSIC), be endorsed subject to the applicants providing any additional information that may be required.

CARRIED

4.g PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0048 dated
 May 17, 2018, regarding the Halton Climate Collective.
 (Recommendation No. PPT-2018-0059)

THAT Report No. PLS-2018-0048, dated May 17th 2018, regarding the Halton Climate Collective, be received;

AND FURTHER THAT the Committee approve the Town's participation in the Halton Climate Collective initiative as outlined in this report.

CARRIED

4.h PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0049 dated June 4, 2018, and titled "Site-specific Exception to Interim Control By-law 2017-0070 to allow the construction of a new house at 9 Bennett Place, Glen Williams". (Recommendation No. PPT-2018-0060)

THAT Report No. PLS-2018-0049, dated June 4, 2018, and titled "Site-specific Exception to Interim Control By-law 2017-0070 to allow the construction of a new house at 9 Bennett Place, Glen Williams" be received;

AND FURTHER THAT the Mayor and Town Clerk be authorized to sign the By-law attached as Schedule 3, which amends Interim Control By-law 2017-0070 to grant a site-specific exception for 9 Bennett Place, Glen Williams.

CARRIED

4.i PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0053 dated June 11, 2018 regarding authorizing the Town to enter into a License Agreement to allow various underground crossings for a private water management system and off-road quarry vehicles for the benefit of Acton Quarry. (Recommendation No. PPT-2018-0061)

THAT Report No. PLS-2018-0053 dated June 11, 2018 regarding authorizing the Town to enter into a License Agreement to allow various underground crossings for a private water management system and offroad quarry vehicles for the benefit of Acton Quarry be received;

AND FURTHER THAT staff be authorized to bring forward a by-law to authorize the Mayor and Clerk to sign a License Agreement with CHR Canada Group to allow the installation of various underground crossings for a private water management system, and the operation of off-road quarry vehicles on Town roads, for the benefit of the Acton Quarry, for the period of 10 years with the option for an extension of a further 10 years;

AND FURTHER THAT such License Agreement shall be in a form and to the satisfaction of Town Administration, and that the option for a further 10-year extension of the License Agreement may be granted at the sole discretion of the Town's Commissioner of Transportation & Public Works.

CARRIED

4.j PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0054 dated June 8, 2018 and titled "Rural Policy and Zoning Review Update/Provincial Natural Heritage System and Agricultural System Mapping". (Recommendation No. PPT-2018-0062)

THAT Report PLS-2018-0054, dated June 8, 2018 and titled "Rural Policy and Zoning Review Update/Provincial Natural Heritage System and Agricultural System Mapping", be received;

AND FURTHER THAT a copy of Report PLS-2018-0054 be provided to the Region of Halton, Credit Valley Conservation, Conservation Halton, the Grand River Conservation Authority, and the Niagara Escarpment Commission.

CARRIED

4.k PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0056 dated June 6, 2018, with respect to a "Recommendation Report for Part Lot Control Exemption in order to convey lands from 12 Armstrong Avenue to 33 Mountainview Road North (Georgetown)". (Recommendation No. PPT-2018-0063)

THAT Report No. PLS-2018-0056, dated June 6, 2018, with respect to a "Recommendation Report for Part Lot Control Exemption in order to convey lands from 12 Armstrong Avenue to 33 Mountainview Road North (Georgetown)", be received;

AND FURTHER THAT the request for a Part Lot Control Exemption Bylaw for the lands legally described as Part Lots 49 and 50 and Part Block B, Plan 617, Town of Halton Hills, Regional Municipality of Halton, municipally known as 12 Armstrong Avenue (Georgetown), as generally set out in SCHEDULE 2 of this report, be approved;

AND FURTHER THAT Council enacts the necessary by-law to exempt the lands legally described as Part Lots 49 and 50 and Part Block B, Plan 617, from Section 50 of the Planning Act.

CARRIED

4.I PLANNING AND SUSTAINABILITY REPORT NO. PLS-2018-0057 dated June 13, 2018, with respect to a proposed Housekeeping Amendment to Zoning By-law 2010-0050 for 249-251 Guelph Street (Georgetown)". (Recommendation No. PPT-2018-0064)

THAT Report No. PLS-2018-0057, dated June 13, 2018, with respect to a proposed Housekeeping Amendment to Zoning By-law 2010-0050 for 249-251 Guelph Street (Georgetown)", be received;

AND FURTHER THAT the Zoning By-law Amendment, to amend Town of Halton Hills Comprehensive Zoning By-law 2010-0050, as amended, for the lands municipally known as 249-251 Guelph Street (Georgetown), as generally shown in SCHEDULE 3 of this report, be approved.

CARRIED

4.m TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2018-0019 dated June 6, 2018, regarding the Award for the RFP-048-18 for the Active Transportation Master Plan. (Recommendation No. PPT-2018-0065)

THAT Report TPW-2018-0019, dated June 6, 2018, regarding the Award for the RFP-048-18 for the Active Transportation Master Plan, be received:

AND FURTHER THAT Council approves the Active Transportation Master Plan contract award to WSP Canada Group Limited, PO Box 4590 Stn. A, Toronto, ON M5W 7B1 in the amount of \$131,653.00 plus HST;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a purchase order to WSP Canada Group Limited, PO Box 4590 Stn. A, Toronto, ON, M5W 7B1 in the amount of \$131,653.oo plus HST for the Active Transportation Master Plan.

CARRIED

4.n TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2018-0024 dated June 11, 2018, regarding Left Turn Lane at Guelph St. and Mill St. - Single Sourcing of the Design and Construction. (Recommendation No. PPT-2018-0066)

THAT Council Report No. TPW-2018-0024, dated June 11, 2018, regarding Left Turn Lane at Guelph St. and Mill St. - Single Sourcing of the Design and Construction, be received;

AND FURTHER THAT Council authorizes staff to enter into an agreement with GM BluePlan Engineering Ltd. 330 Trillium Drive, Unit D, Kitchener Ontario to create an engineering design package to enable the construction of a new left hand turn lane and other improvements on Mill St. for southbound traffic;

AND FURTHER THAT The Manager of Purchasing be authorized to issue a single source purchase order to GM BluePlan Engineering Ltd 330 Trillium Drive, Unit D, Kitchener Ontario for engineering design services to an upset limit of \$54,000.00 plus HST; AND FURTHER THAT funding be considered as part of the 2019 Capital budget for the construction works.

CARRIED

4.0 TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2018-0026 dated June 5, 2018, regarding the Municipal Agreement for the Accessible Transportation Ad Hoc Program and Taxi Scrip Program. (Recommendation No. PPT-2018-0067)

THAT Report No. TPW-2018-0026, dated June 5, 2018, regarding the Municipal Agreement for the Accessible Transportation Ad Hoc Program and Taxi Scrip Program, be received;

AND FURTHER THAT the Mayor and Clerk be authorized to execute Municipal Agreements with participating local taxi vendors for the Accessible Transportation Ad Hoc Program and Taxi Scrip Program.

CARRIED

4.p PLANNING AND SUSTAINABILITY MEMORANDUM NO. PLS-2018-0010 dated May 17, 2018 regarding 2016 Census Overview - Age Structure Data. (Recommendation No. PPT-2018-0068)

THAT Memorandum No. MEM-PLS-2018-0010 dated May 17, 2018 regarding 2016 Census Overview - Age Structure Data be received for information.

CARRIED

4.q PLANNING AND SUSTAINABILITY MEMORANDUM NO. PLS-2018-0011 dated May 18, 2018 regarding 2016 Census Overview - Labor Force & Education Data. (Recommendation No. PPT-2018-0069)

THAT Memorandum No. PLS-2018-0011 dated May 18, 2018 regarding 2016 Census Overview - Labor Force & Education Data be received for information.

CARRIED

4.r TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2018-0007 dated June 13, 2018 regarding Transportation Update. (Recommendation No. PPT-2018-0070)

THAT Memorandum No. TPW-2018-0007 dated June 13, 2018 regarding Transportation update be received for information.

CARRIED

5. CLOSED SESSION

Recommendation No. PPT-2018-0071

THAT the Planning, Public Works and Transportation Committee hereby convene into Close Session for the following purposes:

- Verbal Update by C. Mills, Commissioner of Transportation and Public Works regarding personal matters about an identifiable individual, including municipal or local board employees (Transportation Matter).
- b. Verbal Update by A.B. Marshall, CAO regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Development Matter).

CARRIED

Committee moved into Closed Session at 4:35 p.m.

6. RECONVENE INTO OPEN SESSION

Committee reconvened into Open Session at 4:53 p.m.

CONFIDENTIAL REPORTS & MEMORANDUMS FROM OFFICIALS – TWO (2) ITEMS FOR RECOMMENDATION

5a. Verbal Update by C. Mills, Commissioner of Transportation and Public Works regarding personal matters about an identifiable individual, including municipal or local board employees (Transportation Matter). (Recommendation No. PPT-2018-0072)

THAT the Confidential Verbal Update by C. Mills, Commissioner of Transportation and Public Works regarding personal matters about an identifiable individual, including municipal or local board employees (Transportation Matter), be received for information.

CARRIED

5b. **Verbal Update by A.B. Marshall, CAO** regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.(Development Matter)

(Recommendation No. PPT-2018-0073)

THAT the Confidential Verbal Update by A.B. Marshall, CAO regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Development Matter), be received for information.

7. ADJOURNMENT

The meeting adjourned at 4:55 p.m.

Rick Bonnette, MAYOR
Suzanne Jones, CLERK



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

MINUTES

Committee of Adjustment hearing on **Wednesday, May 02, 2018** at 7:00 p.m. in the in the Council Chambers, Town Hall, 1 Halton Hills Drive, Halton Hills (Georgetown).

MEMBERS PRESENT:	REGRETS:	
Allan Cook (Chair), Todd Jenney, Blair Roedding	Wayne Scott	
STAFF PRESENT:		
John McMulkin, Planner		
Keith Hamilton, Planner		
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment		

- 1. CHAIR'S OPENING REMARKS.
- 2. DISCLOSURES OF PECUNIARY INTEREST: None declared.
- 3. It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT THE MINUTES OF THE HALTON HILLS COMMITTEE OF ADJUSTMENT HEARING HELD ON APRIL 12, 2018 BE ADOPTED."
- REQUESTS FOR DEFERRAL: None.
- **5.** APPLICATIONS FOR MINOR VARIANCE OR PERMISSION, AND/OR FOR CONSENT, HEARD BY THE COMMITTEE:

5A. HEARING #1

MINOR VARIANCE APPLICATION D13VAR18.012H - CARDON

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

- 1. TO REDUCE THE INTERIOR SIDE YARD SETBACK FROM THE MINIMUM 1 M TO PERMIT A 0.16 M INTERIOR SIDE YARD SETBACK (DETACHED GARAGE).
- 2. TO INCREASE THE HEIGHT FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 4.5 M TO PERMIT A HEIGHT OF 7.4 M (DETACHED GARAGE).
- 3. TO INCREASE THE FLOOR AREA FOR A SINGLE ACCESSORY BUILDING FROM THE MAXIMUM 40 SQ M TO PERMIT A 132.6 SQ M ACCESSORY

4. BUILDING (DETACHED GARAGE).
TO ACCOMMODATE A PROPOSED DETACHED GARAGE.

LOCATION: MUNICIPALLY KNOWN AS 45 EDITH STREET, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): CHERYL CARDON, 45 EDITH STREET, GEORGETOWN ON L7G 3B2

AGENT: DOUG MATTHEWS, MATTHEWS DESIGN & DRAFTING SERVICES INC., 66 MAIN STREET SOUTH, GEORGETOWN, ON L7G 3G3

Present:

- Doug Matthews, agent
- **J. McMulkin:** Noted no objection to approval, subject to condition.
- **D. Matthews:** Stated that the foundation is being kept, and the peak of the garage will now be located at the centre of the driveway.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE D13VAR18.012H - CARDON, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITION:

1. The detached garage shall be constructed generally in accordance with the architectural design as shown in the building elevations on drawing MV-2 prepared by Matthews Design & Drafting Services Inc., date stamped by the Committee of Adjustment on April 3, 2018, to the satisfaction of the Commissioner of Planning & Sustainability."

Reasons for Approval - Minor Variance:

- 1. The Committee considered the requested variance(s) to be minor in nature.
- 2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
- 3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
- 4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
- The condition was read out.
- The associated Planning report is dated April 26, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5B. HEARING #2

MINOR VARIANCE APPLICATION D13VAR18.010H - QADEER

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

1. TO INCREASE THE ACCESSORY DWELLING UNIT FLOOR AREA WITHIN A SINGLE DETACHED DWELLING FROM THE MAXIMUM 70 SQ M TO PERMIT A 114.47 SQ M ACCESSORY DWELLING UNIT (SECOND FLOOR UNIT).

TO ACCOMMODATE AN ACCESSORY DWELLING UNIT.

LOCATION: MUNICIPALLY KNOWN AS 24 JOHN STREET, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): AMTUL QADEER, 4587 BADMINTON DR., MISSISSAUGA, ON L5M 3H6

AGENT: SANJEEV KUMAR, 3086 HAROLD SHEARD DRIVE, MISSISSAUGA, ON L4T 1V5

Present:

- Sanjeev Kumar, agent
- Dennis McLay, 2 Comset Gate, Georgetown, ON L7G 1J1
- **K. Hamilton:** Noted no objection to approval, subject to condition.
- **S. Kumar:** Stated that they want to increase the floor area.
- **D. McLay:** Spoke in favour of the proposal, noting that the duplex has existed since the 1970s.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT MINOR VARIANCE D13VAR18.010H - QADEER, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITION:

1. The applicant shall enter into an Agreement with the Town regarding the encroachment of the dwelling onto Victoria Street, on the east side of the property, to the satisfaction of the Commissioner of Planning and Sustainability."

Reasons for Approval - Minor Variance:

- 1. The Committee considered the requested variance(s) to be minor in nature.
- 2. The Committee considered the requested variance(s) to be desirable for the appropriate use of the land, building or structure.
- 3. The Committee considered the requested variance(s) to meet the intent and purpose of the Official Plan.
- 4. The Committee considered the requested variance(s) to meet the intent and purpose of the Zoning By-law.
- The condition was read out.
- The associated Planning report is dated April 26, 2018.
- The Chairman informed those in attendance of the 20-day appeal period.

5C. HEARING #3

CONSENT & MINOR VARIANCE APPLICATIONS D10CON18.005H & D13VAR18.011H - ROSATI

CONSENT: TO CREATE A **NEW LOT**. THE PARCEL TO BE SEVERED IS DESCRIBED AS LT 34, PL 1269 TOWN OF HALTON HILLS, MUNICIPALLY KNOWN AS PART OF 11 DELREX BOULEVARD, TOWN OF HALTON HILLS (GEORGETOWN).

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

 TO PERMIT THE EXISTING DETACHED ACCESSORY BUILDING ON THE LOT, WHEREAS NO DETACHED ACCESSORY BUILDING OR STRUCTURE SHALL BE ERECTED ON A LOT PRIOR TO THE ERECTION OF THE MAIN BUILDING ON THE LOT.

TO ACCOMMODATE AN EXISTING DETACHED ACCESSORY BUILDING.

LOCATION: MUNICIPALLY KNOWN AS 11 DELREX BOULEVARD, TOWN OF HALTON HILLS (GEORGETOWN), REGIONAL MUNICIPALITY OF HALTON

OWNER(S): MAURO ROSATI, 2 ALLISON COURT, GEORGETOWN, ON L7G 4S4

Present:

- Mauro Rosati, owner
- Carla Delange, 53 Normandy Boulevard, Georgetown, ON L7G 1V9
- Brianna Anderson, 51 Normandy Boulevard, Georgetown, ON L7G 1V9
- **J. McMulkin:** Stated that the creation of the lot meets all policies, and the variance is to recognize an existing garage. Noted no objection to approval, subject to conditions.
- **M. Rosati:** Stated that a single family dwelling will go up on the new lot.
- **C. Delange:** Spoke against the proposal noting drainage problems that need to be resolved.
- **B.** Anderson: Spoke against the proposal noting her concern regarding water damage.
- A. Cook: Asked if Town staff could address concerns.
- **J. McMulkin:** Responded that the Town is holding securities for a Site Alteration permit related to the existing house, and is collecting more securities to address drainage through a larger retaining wall and swale.
- **T. Jenney:** Asked if drainage problems can be remedied.
- **J. McMulkin:** Responded that he cannot speak to the issue, but can state that drainage will not worsen by the proposal being approved.
- **T. Jenney:** Asked if cash-in-lieu of parkland had been paid.

The Secretary-Treasurer clarified that it will be paid as part of clearing the conditions.

- **A. Cook:** Asked what assurance there is that a swale will not be filled in by future owners.
- **J. McMulkin:** Responded that if it is under the Site Alteration permit, then it can be remedied.

Discussions took place between the Committee and Town staff related to drainage problems, and adding an additional condition for a swale or weeping tiles. Eventually, it was determined that further input from Engineering staff was required.

It was MOVED by Todd Jenney, SECONDED by Blair Roedding, AND CARRIED "THAT CONSENT & MINOR VARIANCE APPLICATIONS D10CON18.005H & D13VAR18.011H - ROSATI, BE DEFERRED FOR NO MORE THAN ONE YEAR FROM DATE OF HEARING."

Reason for Deferral: In order for the Town (Engineering) to further assess concerns related to drainage.

- The associated Planning report is dated April 27, 2018.
- **6.** OTHER MATTERS: No discussions occurred.
- 7. It was MOVED by Blair Roedding, SECONDED by Todd Jenney, AND CARRIED "THAT this Committee of Adjustment do now ADJOURN to meet again at 7:00 p.m. on Wednesday, June 13, 2018, or at the call of the Chair."

The hearing adjourned at approximately 7:30 p.m.

<u> </u>	
	Chair

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

Halton Hills Public Library Board

Wednesday, May 9, 2018 Georgetown Branch-Board Room 7:00 p.m.

Minutes

<u>Present:</u> Ted Brown, Lisa Caissie, April Currey, Larry Hawes, Matt Kindbom, Ann Lawlor,

Bett Leverette (Chair), Heather McAlpine, Tamara Smith, Marilyn Willis

Staff Present: Geoff Cannon, Barb Elliott (Recorder), Clare Hanman, Beverley King

1.0 Declaration of Quorum

B. Leverette declared that a quorum was present and called the meeting to order at 7:00 p.m.

2.0 Approval of Agenda

Moved by A. Currey That the agenda be approved as presented.

Seconded by L. Caissie

05/09/18-1 CARRIED

3.0 Declaration of pecuniary interest

None

4.0 Minutes

4.1 Minutes of April 11, 2018

Moved by T. Brown That the Minutes of April 11, 2018 be approved.

Seconded by T. Smith

05/09/18-2 CARRIED

4.2 In Camera Minutes of April 11, 2018

Moved by H. McAlpine That the In Camera Minutes of April 11, 2018 be

approved.

Seconded by T. Smith

05/09/18-3

5.0 Consent Agenda

- Items held for discussion:
 - o 5.1) Memo No. LBM-2018-002 re: Seed Library (L. Caissie)
 - o 5.5) theifp.ca article (April 11, 2018) (L. Caissie)

Moved by L. Caissie That Consent Agenda items:

- **5.2** Independent article (Apr. 12, 2018) re: "Intergenerational artwork displayed..."
- **5.3** Independent article (Apr. 12, 2018) re: "Ontario lieutenant-governor visits..."
- **5.4** New Tanner photo(Apr. 12, 2018) re: "Putting Fundraiser"
- 5.6 New Tanner article (May 3, 2018) re: "E-learning program comes to Halton Hills Public Library"

be approved.

Seconded by H. McAlpine

05/09/18-4 CARRIED

- 5.1) Memo No. LBM-2018-002 re: Seed Library
 - In response to questions about the new Seed Library, B. King explained that community
 volunteers will be sorting seeds into sealed envelopes for filing into catalogue drawers of
 a free-standing cabinet. The cabinet will be located in the lower level of the Georgetown
 Branch. Community members would "borrow" seeds and would also be encouraged to
 donate seeds harvested from plants grown, in order to promote sustainability.
- 5.5) theifp.ca article (April 11, 2018) re: "I tried the library's new virtual reality system"
 - G. Cannon reported that the Teen Lock-in program featuring the library's new Virtual Reality (VR) equipment was very popular and sold out quickly. The VR system will be formally launched on June 9th in conjunction with a virtual gaming event.

Moved by L. Caissie That Consent agenda items:

- 5.1 Memo No. LBM-2018-002 re: Seed Library
- **5.5** theifp.ca article (April 11, 2018) re: "I tried the library's new virtual reality system"

be approved.

Seconded by M. Kindbom

05-09-18-5 CARRIED

6.0 Correspondence

- **6.1** Letter from Ministry of Tourism, Culture and Sport (May 4, 2018) re: Improving digital services
 - The Board received correspondence Item 6.1 as information.

7.0 Business Arising

Ratification of e-vote to Adopt the Town of Halton Hills' Use of Corporate Resources for Election Purposes Policy (Report No. LBD-2018-008)

Moved by A. Currey That the Halton Hills Public Library Board ratify the

Electronic motion dated April 18, 2018 where it was

Moved by: Larry Hawes Seconded by: Marilyn Willis That the Halton Hills Public Library Board adopt the Town of Halton Hills' *Use of Corporate Resources during an Election Year* policy as described in Report No. LBD-2018-008 re: Adoption of the Town of Halton Hills' Use of Corporate Resources for Election Purposes Policy.

Ten (10) e-votes were received in favour of this motion.

Seconded by H. McAlpine

05/09-18-6

CARRIED

7.2 Board Legacy Report – update

- A. Currey and B. Leverette reported that work is progressing in the preparation of the 2015-2018 Board Legacy Report.
- G. Cannon noted that the Southern Ontario Library Service (SOLS) would soon have a Legacy Report template available and that as soon as it becomes available, he would forward this template to A. Currey and B. Leverette for review.

7.3 Report No. LBD-2018-012 re: Board Programming Policy

 G. Cannon presented Report No. LBD-2018-012 and requested consideration of revisions to the Board Programming Policy, including the repealing of Board Policy Manual Appendix #10. These changes are expected to clarify why a fee is charged for certain programs.

Moved by M. Willis That Report No. LBD-2018-012 dated April 30, 2018

regarding the Board Policy Review – Programming

Policy be received;

AND FURTHER THAT the Halton Hills Public Library Board approves the revisions to the Programming

Policy;

AND FURTHER THAT the Halton Hills Public Library Board repeals Appendix #10, titled Programming

Policy.

Seconded by A. Currey

05/09/18-7 CARRIED

7.4 Report No. LBD-2018-014 re: Website RFP

- C. Hanman presented Report No. LBD-2018-014 in which the Board was asked to consider rescheduling the date of the June Board meeting from June 13th to June 27th. This request was brought forward on behalf of the Website Renewal Committee, to allow the Board to make a timely decision regarding the Committee's vendor recommendation, and to maintain the project schedule.
- As there was no clear quorum of Board members available for June 27th, B. Elliott will send out a poll to determine if the date of the regular June 13th meeting will be changed, or if an additional special meeting will be scheduled.
- o Report No. LBD-2018-014 was received.

8.0 Council Update

- T. Brown reported that the final public meeting for the Vision Georgetown project was held in Council Chambers on May 7th.
- B. Leverette reported that she had presented the Library's Year in Review to the Town's Community and Corporate Affairs Committee on May 7th. G. Cannon noted that the live stream video of this meeting/presentation will be available to the public in the near future.

9.0 Friends of the Library Update

- G. Cannon reported that the Friends had discussed possible fundraising activities that could run in conjunction with future Caddystacks events.
- The Annual General Meeting of the Friends of the Library will take place on Thursday, May 17th at 1:30 p.m. in the Georgetown Branch Board Room.

10.0 Community Connections Update

- G. Cannon reported:
 - That he had participated in McHappy Day on May 2nd at the Georgetown location of McDonald's.
 - The Library Board of the Burlington Public Library announced that with the upcoming retirement of Maureen Barry, Lita Barrie has been appointed as BPL's next CEO. Ms. Barrie will assume this position in early June.
- B. King noted that HHPL is working with the Canadian Federation of University Women (CFUW) to host the upcoming provincial election candidates' debate that will be held on May 16th in the John Elliott Theatre.

11.0 Financial Report

11.1 Accounts Payable Moved by T. Smith

That the Accounts for the Georgetown and Acton Branch Libraries in the amount of **\$2,009.92** as detailed in the Computer Cheque Register for week **#15 DATED April 12th, 2018** have been examined and

are hereby approved for payment.

Seconded by L. Caissie

05/09/18-8 CARRIED

Moved by A. Currey That the Accounts for the Georgetown and Acton

Branch Libraries in the amount of \$22,610.14 as detailed in the Computer Cheque Register for week #17 DATED April 26th, 2018 have been examined and

are hereby approved for payment.

Seconded by M. Willis

05/09/18-9 CARRIED

11.2 Month End Report

Not yet available.

12.0 New Business

12.1 Cultural Centre/Georgetown Branch Library Courtyard Plaza

o G. Cannon presented for Board consideration, a conceptual drawing of a scaled-down plan for the Cultural Centre/Georgetown Branch courtyard area. The new design is currently estimated to cost approximately \$90,000 and includes areas for plantings and bench seating. The courtyard would extend from the front entrance on Church St., around to the emergency exit stairs next to the bookdrop on Market St. It was noted that this capital project is currently not funded.

Discussion:

 It was suggested that since the grass will be removed from this area, and in the interest of sustainability, permeable pavers be considered for use on the ground surface in place of solid concrete.

Moved by T. Brown That the Halton Hills Public Library Board endorses

the proposed design for the courtyard area of the Cultural Centre/Georgetown Branch Library, including the use of permeable pavers for the ground surface.

Seconded by M. Kindbom

05/09/18-10 CARRIED

12.2 Preliminary Capital and Operating Budgets – 2019

G. Cannon presented the 2019 Preliminary and Operating Budget and 2019-2028
 Capital Forecast for Board consideration. The Library's Capital Budget Requests for 2019 include:

- Technology Renewal (\$51,600)
 - This funding would enable the Library to replace aging information technology hardware at the appropriate time, ensuring that the public and staff would continue to have reliable and adequately functioning equipment.
- Library Materials (\$399,00)
 - This funding will maintain the historic level of funding, allowing
 the Library to continue to develop and maintain a collection of
 over 140,000 physical items, and e-content including e-books, eaudiobooks, streaming movies and music, and online learning
 tools to promote accessibility.
- Library Materials Collection Development (\$25,000)
 - This additional funding would allow the Library to continue to build its materials collection to meet the provincial average of 2.58 items per capita. The current collection has 2.3 items per capita (a deficit of approximately 15,000 items).
- Book Vending Machine (\$80,000)
 - This funding would allow for the purchase of two book vending machines that would be located in external facilities, making materials available to residents conveniently and in a new and compelling way.
- Circulation Workroom Realignment (\$153,000)
 - This funding would allow the renewal of five staff workstations, and the installation of an automated check-in/material sorting system.

Moved by L. Caissie

That the Halton Hills Public Library Board endorse in principle, the Preliminary Capital Budget and Forecast 2019-2028.

Seconded by A. Currey

05/09/18-11

CARRIED

- G. Cannon presented the 2019 Preliminary Operating Budget for Board consideration. It was noted that the overall projected increase is currently 0.96%. The amounts contributing to this increase include a projected reduction in fines collected (\$3,000), training cost adjustment to reflect historical actual (\$200), increased membership fees (\$600), audit fees adjusted to historical actual (\$1,200), and increased costs for service contracts (\$24,000). Town calculations for facility rental, and staffing increases will be added when they become available.
- The Library's Operating Budget Requests for 2019 include:
 - Human Resources Coordinator (50% shared with Town)(\$90,400)

- This person, whose time would be 50% shared with the Town, is needed to perform a range of human resource tasks.
- Innovation Librarian (\$90,400)

 This full-time position would ensure the Library remains at the forefront of emerging technologies by optimizing implementation, improving efficiencies in identifying emerging technologies and implementing system-wide programs and services.

Moved by M. Willis That the Halton Hills Public Library Board endorse in

principle, the 2019 Preliminary Operating Budget.

Seconded by A. Currey

05/09/18-12 CARRIED

12.3 Report No. LBD-2018-011 re: Board Policy Review

12.3.1 By-law Article 23

 G. Cannon presented Report No. LBD-2018-011 for Board consideration to consider the revision of By-law Article 23, to clarify procedures for the recording of Board meetings for minute-taking purposes.

Moved by M. Kindbom That Report No. LBD-2018-011 dated April 27, 2018

regarding the Board Policy Review-By-law Article 23

be received;

AND FURTHER THAT the Halton Hills Public Library Board approve the revisions to the By-law Article 23.

Seconded by T. Smith

05/09/18-13 CARRIED

12.4 Report No. LBD-2018-013 re: Board Policy Review

- G. Cannon reviewed Board Report No. LBD-2018-013 and asked for Board consideration to revise:
 - Public Relations Policy
 - Appendix 1: Schedule of Loan Periods and Conditions

And also to consider the deletion of Appendices:

- Appendix 4: Request for Re-evaluation
- Appendix 6: Audio-Visual Services Policy
- Appendix 11: Public Relations Policy
- Appendix 12: Internet Access Policy

Moved by A. Currey That Report No. LBD-2018-013 dated May 1, 2018

regarding the Board Policy Review be received:

AND FURTHER THAT the Halton Hills Public Library Board approves the revisions to the Library Board policies.

Seconded by L. Hawes

05/09/18-14

CARRIED

12.5 HHPL Logo – Revised

- G. Cannon requested Board consideration to revise the Library's logo and tagline.
 Several suggestions were presented and it was noted that the suggested new tagline: Imagination Innovation Opportunity, would align with the Vision statement of the Library's current strategic plan.
- By consensus, the Board agreed to adopt the new tagline: Imagination Innovation
 Opportunity, as presented; and to remove the circular 'orb' from the design of the current logo.

13.0 Health & Safety Report

 G. Cannon reported that there had been no Health & Safety incidents since the April Board meeting.

14.0 Next Meeting

TBA as per Business Arising item 7.4.

15.0 Adjournment

Moved by M. Willis That the meeting be adjourned.

Seconded by A. Currey

05/09/18-15The meeting adjourned at 8:45 p.m.

CARRIED

Signed:	Signed:	
Tamara Smith, Vice-Chair	Geoff Cannon, Chief Librarian	
Halton Hills Public Library Board	Halton Hills Public Library Board	

APPROVED: June 25, 2018 DATED: June 25, 2018



SITE ALTERATION COMMITTEE

MINUTES

Minutes of the Site Alteration Committee held on Thursday, May 17, 2018, at 3:00 p.m., in the Esquesing Room, Halton Hills Town Hall.

MEMBERS PRESENT: Councillor Bryan Lewis (Chair); Andrew Stabins (Vice-Chair);

Councillor Ted Brown; Councillor Clark Somerville; Harry Brander;

Ralph Padillo; David McKeown

REGRETS: Mayor Rick Bonnette (Ex-Officio)

STAFF PRESENT: Steve Grace, Program Manager, Water Resources

Maureen Van Ravens, Manager of Transportation Jeff Jelsma, Manager of Development Engineering Steve Burt, Development Engineering Coordinator

Andrew Mason, Development Inspector Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Michael Van Dongen, Van Dongen's Garden Centre, Landscaping,

Nurseries (Agent)

1. Disclosure of Pecuniary Interest

Nil.

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 Owner, the Agent presented information for a Large Scale/Commercial Site Alteration permit application to import fill to the property's rear 8.4 hectares to reprofile the land to better suit the nursery's agricultural needs.

Facts

The Agent provided information in preparation for applying for a Large Scale/Commercial Site Alteration permit.

The rear of the property consists of undulating topography and swales which is not ideal for tree farming. The proposal is to import fill to create a uniform surface across the area while maintaining the existing drainage pattern and matching grade at property line and limit disturbance adjacent to the stream. The natural water course will not be altered by the proposed works. The minor swales are currently saturated which in turn creates fungus not suitable for a tree farm and nursery. The swales also make harvesting and fetching the trees impossible as the farm equipment is unable to access the area.

The Agent has consulted with Conservation Halton who staked the top of bank. A Conservation Halton permit will be required prior to obtaining a Large Scale/Commercial Site Alteration permit. Conservation Halton has requested that the existing culvert be replaced with a suitably sized culvert over the meandering creek located in the middle of the property.

The Agent is proposing to strip and stock pile the existing topsoil, import an anticipated ± 38,000m³ of fill, and reapply the existing top soil as it is very high quality topsoil due to the property's previous cattle farm use.

Analysis & Discussion

The Committee discussed concerns regarding the water drainage towards the neighbouring property on the south, whether the Owners will increase the amount of top soil, and the location of the stock pile. In response to the Committee's concerns, the water course will remain the same; the grading will only create a more consistent flow. The depth of top soil will be consistent with normal farm practice; as the trees are harvested, the topsoil will be replenished. As the application is still in the early planning stages, the stock pile location is yet to be determined.

Timing and duration of the works was also discussed but is still undetermined due to the early stages of the application process and the importance of acquiring quality topsoil as it becomes available.

New information and documents were presented at the Site Alteration Committee meeting; staff will review and comment prior to making a recommendation for the Site Alteration Committee's consideration. To gain a better understanding of the works required on the property, the Chair inquired if the Agent and Owners would allow a site visit. The Agent insisted the Site Alteration Committee members and staff are welcomed to visit the site at any time and to schedule a visit at their convenience.

Action Item: Staff to review documents and arrange a site visit for the Site Alteration Committee members.

3. Fill Operations – Update

Staff provided verbal updates regarding on-going fill operations and responded to Site Alteration Committee questions and concerns.

Action Item: The Chair asked staff to coordinate and invite Charles Priddle, of Conservation Halton, to a future meeting to discuss ongoing fill operations.

4. Discuss Site Alteration Committee 2018 Calendar – Election Year

Staff presented a revised Site Alteration Committee Calendar for 2018 to reflect the impact of the Election Year. In speaking with the Town's Clerk Department, the following changes were suggested:

- Cancel the October 18th meeting due to the Municipal Election on October 22nd
- Tentatively schedule the November 15th meeting pending the results of the Municipal Election
- Continue with the scheduled December 20th meeting but no new applications will be heard
- A meeting will not be scheduled in January 2019 due to the Committee recruitment process
- An orientation meeting will be scheduled in February 2019 for the new Committee no delegations will be schedule for this meeting
- Continue with regular SAC meetings commencing March 2019

Action Item: The Chair asked that staff also cancel the Thursday, September 20, 2018 meeting.

5. Sunset/Terms of Reference Review Date - June, 2018

Although the Terms of Reference were updated in 2017 to incorporate Site Alteration Bylaw No. 2017-0040, the Sunset Review Date is June, 2018. Committee members and staff are asked to review the Terms of Reference and provide comments.

6. New Business

Steve Grace introduced Andrew Mason, Development Inspector, to the Site Alteration Committee members.

7. Next Meeting

Thursday, June 21, 2018, at 3:00 p.m., in the Esquesing Room, Halton Hills Town Hall

8. Adjournment

The meeting adjourned at 4:15 p.m.

Acton BIA Annual General Meeting Board Minutes Thursday May 31, 2018 Acton Town Hall Centre 7:00 pm

Present: Monica Galway, Dana Selby, Laura Vanderleest; Cassandra Baccardax **Regrets:** Mike Albano, Kathleen Dills; Greg Georgeff - resigned in Q1 2018

Welcome & Opening Comments: Dr. Dana Selby, Chair of the Board of Management **Greetings from Mike Albano:** Written remarks from M. Albano read by Dana Selby

Guest Speaker: Damian Szybalski

Annual General Meeting Called to order at 7:47pm

Dana Selby

Introduction of Board of Directors and interim BIA Manager

Dana Selby

Words of thanks from Chair Selby to Board members who have (already) stepped down or will complete their term as of May 31, 2018: Greg Georgeff, Laura Vanderleest, Kathleen Dills. Chair Dana Selby also announced her resignation from the Board effective immediately.

Appointment of Secretary: Cassandra Baccardax, Interim BIA Manager, appointed as Recording Secretary

Declaration of Pecuniary Interests None

Adoption of 2017 Annual General Meeting Minutes

Motion: Adoption of 2017 Annual General Meeting Minutes
Motion by: Monica Galway – Profile Hair Salon
Seconded by: Jen Everson, Global Pet Foods

Motion Carried

Treasurers Report – Written remarks by Kathleen Dills

Read by Dana Selby

- Overview of budget process; 2018 budget approved by Board in Q4 2017;
 - o indicates a small net income
- Overview of Purchasing By-law (2014), specifically the three levels of purchase amounts and corresponding levels of approval required
- Review of 2017 Revenue vs Expenses
 - Deficit of \$9,217 attributable to lag of receiving "RED" grant monies

Nominations for new Board members

Dana Selby

Linda Olson, Royal LePage Realty – nominated by Monica Galway, for Chair

Nancy Wilkes, Acton Optical – nominated by Monica Galway as Board member

Trish Somerville, Future Forward Properties Inc. – nominated by Linda Olson as Board member

Monica Galway, Profile Hair Salon – renewing as Board member

Mike Albano, Councillor – renewing as Town of Halton Hills Council representative on the Board

Open Action Item: 2-6 more seats are open to the membership

Timeline for Hiring New Manager and 2018 Events

Dana Selby

Planning for all usual events, including Leathertown Festival, Canada Day celebrations, Open Streets (aka Bike It to the Movies) etc. are all well underway. It is business as usual.

Manager job vacancy posted on Indeed.com and at least ten other venues on May 30 and May 31. More venues are being pursued over the next few days. The campaign will include newspaper, social media, various online avenues, networks, EDAC, OBIAA, Halton Jobs, college and university alumni job boards, word-of-mouth and other tactics, reaching beyond Halton Hills to the region, provincially and event nationally, to garner the best pool of candidates. Posting closes June 10th, followed by interviews by a hiring committee. Goal start date for the new manager is mid-July.

Closing Comments Linda Olson

Linda congratulated the new Board. Linda applauded those who participated in the meeting, and thanked all members and guests for attending.

Adjournment

Motion: to Adjourn the AGM

Motion by: Laura Vanderleest, McKinnon Funeral Home

Seconded by: Kelly Kirk, Pearly Whites

Motion Carried

With no further business to attend to the Board adjourned at 8:28pm

Acton BIA Special Meeting Re: Board Elections Thursday May 31, 2018 Acton Town Hall Centre, 9:00pm

Present: Linda Olson, Monica Galway, Trish Somerville, Nancy Wilkes

Regrets: Mike Albano

Recording secretary: Cassandra Baccardax, Interim Manager

Facilitator: Cindy Robinson, Grant Thornton

The meeting was called to order by Linda at 9:02 pm

1. Opening Comments – Linda

Linda expressed congratulations to the new Members of the Board of Management for the Acton BIA, selected just moments ago at the AGM. Linda also thanked Monica, Trish, Nancy and Mike (not present) for their leadership and commitment to Downtown Acton.

2. **Motion 1:**

- Nancy moved to adopt Linda Olson, Monica Galway and Trish Somerville as the members with **signing authority** on the Acton BIA bank accounts (Operations account and *ABC* account)
- Seconded by Trish
- Carried (4/4 present; 4/5 currently on Board)

3. Other Business:

- 3.1.Review of next steps for signing authority, including advising BMO of change (ie. Via AGM minutes or other required document) and new members with signing authority to visit BMO to document a new signature card within next two weeks.
- 3.2 Discussion of next steps for this Board, including search for additional Board members to meet By-Law minimum of 7 members; Report to Town Council to acknowledge selection of new Board members; next meeting date to be set for June.
- 3.3 Brief discussion of beautification strategy for 2018.

4. Closure

MOTION: To adjourn
Motion By:
Seconded By:

There being no further business the board had closure at 9:35pm

Next Regular Meeting: TBA according to new Board's availability (tentatively scheduled for June 12, 2018)



* Denotes Change to the Recommendation

Halton Hills Accessibility Advisory Committee

MINUTES

Minutes of the Halton Hills Accessibility Advisory Committee held on 11th day of April 2018, at 6:30 p.m., in the Esquesing Room Halton Hills Town Hall.

MEMBERS PRESENT: Councillor J. Hurst, Chair; Councillor D. Kentner, Vice Chair; J. Bray;

M. Lowe; B. Montemurro; B. Leslie; D. Sebalj; W. Farrow-Reed;

K. Heffernan

REGRETS: J. Fewster; D. Sebalj

STAFF PRESENT: K. Withers, Accessibility Coordinator

M. Taylor, Senior Landscape Architect

D. Locey, ActiVan Coordinator

OTHERS PRESENT:

1 General

A Disclosure of Pecuniary Interest

Councillor J. Hurst called upon members of the Committee to declare any Pecuniary Interest they might have with items on the agenda.

None were declared

B Mark Taylor, Senior Landscape Architect provided an update of the Prospect Park dock project and the addition of a canoe/kayak launch. M. Taylor advised that some residents had come forward to express concerns that the dock and waterfront had been made quite accessible but there was no accessibility access for those who wanted to canoe or kayak. M. Taylor advised that canoe rentals can be obtained from Holy Cow Canoe and currently could be put into the water by the beach. LD McKenzie and N. McQuade had approached M. Taylor with concerns regarding the ease of access. M. Taylor advised that after doing some research and talking to the ladies it was determined that the moulded plastic cradle would provide the stable access for getting in and out of a canoe or kayak. M. Taylor

advised that with the added feature it would make the dock and waterfront quite accessible.

- M. Taylor advised this would provide a great access for the water front whether it was first time users or maybe those with other mobility issues. M. Taylor advised that he attended the Toronto Boat Show and was able to try the system out. M. Taylor indicated he didn't want to just go ahead and purchase without knowing whether it was something that would work for the water front. M. Taylor advised that it was quite stable and with mounting to the side of the dock with a grab bar you would be able pull up yourself up. M Taylor advised that with all the research that had been done he would like to go ahead and purchase and ask the committee for funding of \$4700.00 with an installation date of mid May so that it was usable for the Victoria Day weekend.
- B. Leslie inquired on how the system would be attached to the dock.
- M. Taylor indicated the launch is right at the perfect level to affix to the dock and would removable for the winter. M. Taylor advised that the system would be put in April and then taken out in November.
- B. Leslie advised that after looking at the presentation he would like to address the concern of there being nothing at the end of the ramp and felt there should be some type of rail at the end as anyone in a mobile chair or other type of device may slide off the edge if it was raining and slippery.
- M. Taylor advised that it currently has a bumper curb but this would not help the individual to stop and they would be placing a good guard at the edge that would be made of a galvanized rail.

Recommendation No. HHAAC-2018-0001

THAT the Halton Hills Accessibility Advisory Committee supports the addition of the accessible launch to the Prospect Park Dock;

AND FURTHER THAT funding will be from the Halton Hills Accessibility Advisory Committee Capital budget in the amount of \$4700.00;

* AND FURTHER THAT additional funding for a barrier as discussed at the Committee be funded from the Halton Hills Accessibility Advisory Committee Capital Budget to an upset value of \$1500.00.

CARRIED

C Deanna Locey, ActiVan Coordinator provided an update to the committee regarding the ActiVan Services. D. Locey advised that effective June 20, 2018 Tyler Transport Ltd. would be ceasing all vehicle operations. D. Locey indicated to the committee that the existing ActiVan operations would now be changed to an in-house service offered on a contractual basis. D. Locey advised that there would be no impact or noticeable change and that the transition will take place on July 1, 2018. D. Locey advised this would be on a contractual basis with many of the existing drivers showing an interest in staying on. D. Locey also

advised that there was approval to hire one additional administrator for scheduling and dispatch.

- J. Bray inquired as to what is owned by the town and what is owned by Tyler Transport.
- D. Locey indicated that the town has always owned and maintained the vehicles. D. Locey advised that there is one vehicle that Tyler owns and it is being sold to the town and that the Town already utilized this vehicle.

Councillor Hurst inquired if there are issues with the drivers.

- D. Locey advised that the Town will take over with training all drivers and making sure it is done in house.
- M. Lowe inquired with the vehicles and drivers does this mean we will have more availability.
- D. Locey advised that it is still 48 hours' notice and Tyler Transport utilized one driver on an 11 hour day shift. As the town works a 40 hour work week we will be doing split shifts with two drivers on per day.
- M. Lowe stated that if you need the service not within the 48 hours we use the accessible taxi and taxi scrip. The accessible taxis were supposed to be for us to independently use. They are not always available. M. Lowe advised that we need to ask the taxis for more accessible as the 48 hour time frame is not always reasonable.

Councillor Kentner indicated that this was good feedback and even now if you call for a taxi at 8:00 am. they can't help because they are out covering the schools.

<u>Direction to Staff:</u> Councillor Hurst and Councillor Kentner to speak with staff.

D Kelly Withers, Accessibility Coordinator provided an update to the committee regarding the 2018-2022 Multi-Year Accessibility Plan. K. Withers advised that the Report ADMIN-2018-0012 would be going to Council on April 16, 2018. K. Withers indicated once the report is approved it would be posted on the Accessibility page on the Town of Halton Hills website along with the Annual Status Report.

2 For Information, Announcements and Upcoming Event

A Councillor J. Hurst advised the committee of the resignation of Grace Chadwick due to health reasons.

3 For Committee Review and Comment

A Review of Site Plan Application File No.: D11SPA18.004 – 2541331 ONTARIO INC. New 2-Storey Commercial building, 249-251 Guelph Street, Georgetown.

The sub-committee reviewed the following Site Plan Applications with written comments being submitted to the Planning Department.

4 Items for Next or Future Agenda(s)

- 5 The meeting adjourned at 7:35 p.m.
- 6 Next Scheduled Meeting Wednesday, March June 27, 2018 at 6:30 p.m. in the Esquesing Room



MINUTES

HERITAGE HALTON HILLS COMMITTEE

Minutes of the Heritage Halton Hills Committee held on Wednesday June 20, 2018, at 6:30 p.m., in the Esquesing Room of the Halton Hills Town Hall.

Members Present

D. Brock; Councillor T. Brown (Chair); R. Denny; C. Donaldson; A. Douglas; L. Nicholson; J.M. Rowe; A. Walker

Staff Present

T. Borges, Heritage Halton Hills Summer Student; A. Fisher, Heritage Planner; A. Mancuso, Records/FOI Coordinator

Regrets

V. Inglis;

General

- 1A Disclosure of Pecuniary Interest
 - None was declared.
- 1B Receipt of Heritage Halton Hills Committee Minutes dated May 16, 2018

Recommendation No. HERITAGE-2018-0028

THAT the Minutes of the Heritage Halton Hills Committee meeting held on May 16, 2018, be received for information.

CARRIED

Councillor T. Brown introduced the Heritage Halton Hills Committee Summer Student, T. Borges, who is working at the Halton Hills Public Library (Georgetown Branch) with the Esquesing Historical Society summer student on the digitization of Esquesing Historical Society photos.

Properties and Programs

2A Reid Farmhouse/Allison Farm update

Following the May committee meeting, A. Fisher sent the committee's concerns to the property owner(s) of the Reid Farmhouse/Allison Farm, located at 10686 Eighth Line. To date she has not received a response. Members noted windows and the floor have been boarded up. A. Fisher will review the property standards by-law and if some type of infringement is identified, she will ask By-law Enforcement to follow up.

2B 111 Charles Street – Demolition Clearance Form (DCF)

A. Fisher presented a PowerPoint on 111 Charles Street, Georgetown which is a Victory Home but not a Listed property on the Heritage Register. A. Fisher received a Demolition Clearance Form and took interior and exterior photos of the structure for the record.

2C Mount Pleasant Cemetery, 10579 Trafalgar Road

Following the May committee meeting, R. Denny followed up on the Mount Pleasant cemetery which is located on Vision Georgetown lands. His research led him to the Women's Institute of Ashgrove Tweedsmuir Histories but was unable to find the volume which pertains to the time period around 1960. He consulted a long time resident of the area who acknowledged that some of the stones could have spilled over into the surrounding area so it is possible the site is larger than the natural boundary of trees indicates. He will continue with further research.

2D 9111 Third Line Update – Andrew Laidlaw Farmhouse

A. Fisher presented a PowerPoint update on 9111 Third Line with regard to the future Minor Variance requirement, proposed Designation and Heritage Easement. The property owner plans to build a new house and was advised of the requirement for a heritage easement to preserve the original structure before proceeding with development.

Recent renovations to Andrew Laidlaw Farmhouse include two new front windows and a front door. Members reviewed the current interior and exterior state of the structure. D. Brock suggested that incorporation of a new structure with the current structure would be an ideal way to preserve it. A. Fisher noted that although it has electricity, the water connection was decommissioned and the proximity to the proposed new structure does not allow for combined use.

A. Fisher identified the heritage attributes and presented reasons for designation, stating Andrew Laidlaw Farmhouse retains original form as a vernacular Georgian / Neo-Classical pioneering house.

The owner will be required to designate the property and enter into a Heritage Easement with the Town in order to ensure the Andrew Laidlaw Farmhouse is conserved and maintained.

Recommendation No. HERITAGE-2018-0029

THAT Heritage Halton Hills Committee supports the proposed use of Andrew Laidlaw Farmhouse as an accessory building provided that Andrew Laidlaw Farmhouse be designated and that the property owner(s) enter into a Heritage Easement agreement with the Town to ensure the Andrew Laidlaw Farmhouse is conserved and maintained.

CARRIED

2E St. Stephen's Anglican Church, Hornby – Heritage Register

A. Fisher presented a PowerPoint on St. Stephen's Anglican Church, located at 14946 Steeles Avenue, Hornby, regarding a proposal to add St. Stephen's Church to the Heritage Register as a Listed Cultural Heritage Property.

A. Fisher's report, PLS-2018-0040 regarding the *Inclusion of St. Stephen's Anglican Church Cemetery, Steeles Avenue, Hornby to the Town of Halton Hills Heritage Register*, will go to Planning, Public Works and Transportation Committee on June 26 but does not include St. Stephen's Anglican Church. A. Fisher believes it was an oversight under Phase 4 not to include St. Stephen's Anglican Church.

Recommendation No. HERITAGE-2018-0030

THAT Heritage Halton Hills Committee supports including St. Stephen's Church, located at 14946 Steeles Avenue, Hornby, on the Heritage Register as a Listed Cultural Heritage Property;

AND FURTHER THAT staff advise Council of the committee's recommendation.

CARRIED

St. Stephen's Anglican Church Request

An application to Employment and Social Development Canada's Enabling Accessibility Fund will be made to help fund the accessible addition at the front of St. Stephen's Anglican Church. Rev. M. Clarke approached Councillor T. Brown to write a letter in support of the church's application.

Councillor T. Brown spoke to Mayor Bonnette who agreed and has already prepared a letter. Members discussed the request. The committee demonstrated support for the accessibility project through recommendation HERITAGE-2018-0027 at the May meeting. Councillor T. Brown will prepare a letter on behalf of the committee.

2F 2014 Heritage Property Grant Program – Beaumont Mill Project Update

A. Fisher presented a PowerPoint on the request by the property owner of
Beaumont Mill to revise the original 2014 Heritage Property Grant Program
(HPGP) project that was approved by the former Heritage Halton Hills committee
in 2014. The original submission included: removal of old shingles, repair and
replace roof boards, replace fascia boards and install new drip edge and new

ice/storm barrier sheet. The revision proposes to relate the work to the north side of the mansard only.

The owner submitted a project proposal for the 2018 HPGP but withdrew the 2018 application in order to proceed with the proposed revised 2014 HPGP project. In future years, they will submit grant applications for the remaining two phases of roof work.

Members discussed the shingles proposed for the project. Some feel the 3-tab shingles do not suit the structure and believe grey would be a better choice of colour for the shingles.

Recommendation No. HERITAGE-2018-0031

THAT Heritage Halton Hills Committee approves the proposed revision to the Beaumont Mill's 2014 Heritage Property Grant Program project but requests the property owner note the committee's concerns and provide further information regarding the proposed shingles.

CARRIED

2G 2015 Heritage Property Grant Program – Beaumont Mill Project Completion

A. Fisher presented a PowerPoint on Beaumont Mill's 2015 HPGP project which was approved by the committee in 2015. The original submission involved Masonry restoration to south walls (pressure wash out loose mortar, repoint stone, replace broken window header) and dormer recreation (in original location but not original design).

A. Fisher noted that not all of the repointing was completed and the finished dormer is different from the original proposal. Members discussed whether the completed work, which cost a total of \$6,012.83, should be fully compensated. In 2015, the committee approved a grant of \$3,000 for the project which was estimated to cost \$13,560. However, funding for the program fell short that year, so the award was reduced to \$2,089.52 (69.7% of \$3,000). Members agreed ongoing maintenance of this structure is very costly.

Recommendation No. HERITAGE-2018-0032

THAT Heritage Halton Hills Committee support issuing the 2015 Heritage Property Grant Program award in the amount of \$2089.52 for repointing masonry work and dormer restoration at the Beaumont Mill;

AND FURTHER THAT the committee acknowledges that further repointing work to the upper portion of the walls of Beaumont Mill can potentially be considered by the committee for Heritage Property Grant Program funding at a later date.

CARRIED

2H 2017 Heritage Property Grant Program – 69 Bower Street, Acton

A. Fisher presented a PowerPoint on the results of the 2017 HPGP brickwork restoration project for 69 Bower Street, Acton. A. Fisher noted the completed

work is an improvement but not as good as work done on another Syndicate House. It appears the bricks were cleaned but cleaning bricks can sometimes damage them. It was suggested that caution is needed for any brickwork proposal in the future.

Recommendation No. HERITAGE-2018-0033

THAT Heritage Halton Hills Committee supports the grant award payout to 69 Bower Street.

CARRIED

- 2I 2018 Heritage Property Grant Program Applications for Committee Approval
- 2I(a) 85 Bower Street, Acton (Syndicate Housing Heritage Conservation District)

A. Fisher presented a PowerPoint on the 2018 grant project submission for 85 Bower Street, Acton, for work on masonry repairs to top east wall, front corner at top of quoin, and inside corner at addition – cleaning at base and repointing.

The work was completed prior to A. Fisher's site visit but after submission of the grant application. A. Fisher reviewed the 2012 ERA report which includes specifications for lime based mortar, brick repair mortar and mineral coating (black paint for bricks).

A revised estimate, dated June 13, for the work was submitted after the submission deadline but the grant guidelines do not indicate whether amendments to an application can or cannot be considered. The original estimate was for \$5,367.50 (incl. hst) and the revised estimate is for \$5,028.50 (incl. hst).

Recommendation No. HERITAGE-2018-0034

THAT Heritage Halton Hills Committee receive the 2018 Heritage Property Grant Program application for 85 Bower Street and revised estimate dated June 13, 2018:

AND FURTHER THAT the committee approve the project and funding request for a matching grant of up to \$2,514.25;

AND FURTHER THAT the Heritage Foundation of Halton Hills be advised.

CARRIED

21(b) 87 Bower Street, Acton (Syndicate Housing Heritage Conservation District)

A. Fisher presented a PowerPoint on the 2018 grant project submission for 87 Bower Street, Acton, to rebuild the archway over the front bay window. A. Fisher reviewed the 2012 ERA report which includes specifications for lime based mortar, brick repair mortar and mineral coating (black paint for bricks).

The estimated cost for the project is up to \$4,135.80 (incl hst). The work was underway prior to A. Fisher's site visit but after submission of the grant application.

Recommendation No. HERITAGE-2018-0035

THAT Heritage Halton Hills Committee receive the 2018 Heritage Property Grant Program application for 87 Bower Street, Acton;

AND FURTHER THAT the committee approve the proposed project and funding request for a matching grant of up to \$2,067.50;

AND FURTHER THAT the Heritage Foundation of Halton Hills be advised.

CARRIED

2I(c) 519 & 521 Main Street, Glen Williams (Laidlaw House and the Frazier Shop)

A. Fisher presented a PowerPoint on the 2018 Heritage Property Grant Program application for 519 & 521 Main Street, Glen Williams, to replace four wooden windows with new wood windows in the "same heritage profile" in order to be more energy efficient. The heritage attributes listed in the reasons for designation identify the Frazier Shop windows to be replaced under the project proposal.

A. Fisher noted a heritage permit is required as the windows of the Frazier Shop are some of its heritage attributes and replacing them is an alteration. Members reviewed grant guidelines and discussed the proposed project.

Members would like the owner to consider repair not replacement as an option. If repairs are done a heritage permit would not be required and the project would be eligible for a grant.

If the owner prefers to replace the windows, the committee will require further information on the proposed windows and on the condition of the existing windows. A Heritage permit will also be required.

Recommendation No. HERITAGE-2018-0036

THAT Heritage Halton Hills Committee receive the 2018 Heritage Property Grant Program application for 519 & 521 Main Street, Glen Williams (Laidlaw House and the Frazier Shop;

AND FURTHER THAT the committee does not approve the grant application to replace four historic windows with replica windows;

AND FURTHER THAT the owner may submit a revised project proposal which involves repairs to the existing historic windows, for consideration by the committee at the September meeting.

CARRIED

2J 13571 Steeles Avenue – Demolition Clearance Form

A. Fisher recently received a Demolition Clearance Form for 13571 Steeles Avenue which is not Listed on the Heritage Register. At the March 2018 committee meeting, Heritage Halton Hills discussed the Premier Gateway Land Use Plan and put forward recommendation HERITAGE-2018-0015 that identified 13571 Steeles Avenue as a significant cultural heritage resource. On June 21, A. Fisher will take photos of the structure for the record and invited members to attend.

2K 12250 Eighth Line – Demolition Clearance Form

A. Fisher presented a PowerPoint on 12250 Eighth Line which is not Listed on the Heritage Register. A. Fisher received a Demolition Clearance Form and took photos of the structure for the record.

Heritage Designation: Proposed, Committee Report(s), Report(s) to Council, By-Law(s), Plaque Unveiling

3A Proposed Designation of 98 Confederation Street, Glen Williams

A. Fisher presented a PowerPoint on the proposed designation of 98 Confederation Street, Glen Williams, specifically the barn which is depicted in A.J. Casson's painting "Old Man in a Rocker". D. Brock inquired about the condition of the barn. A. Fisher noted it is not "falling down" but the owner has plans for restoration and is keen to designate. Members agreed A.J. Casson's artwork is very significant to the communities of Glen Williams and Norval and the Barn is worthy of designation.

Recommendation No. HERITAGE-2018-0037

THAT Heritage Halton Hills Committee supports the proposal to designate A.J. Casson Barn located at 98 Confederation Street, Glen Williams.

CARRIED

For Information, Announcements & Upcoming Events

4A 2018 Ontario Heritage Conference

J.M. Rowe presented a PowerPoint on the 2018 conference which was held in Sault Ste. Marie and declared it a most useful conference for information. Slides illustrated fully functioning heritage buildings as well as the current restoration of one site. J.M. Rowe noted that of special interest to attendees were panels in the dining hall that depicted various heritage timelines of heritage in the area. J.M. Rowe picked up samples of walking tours and circulated them to members.

Adjournment

The meeting adjourned at 8:45 p.m.

Next Scheduled Meeting

Wednesday September 19, 2018, 6:30 p.m. in the Esquesing Room



ACTIVE TRANSPORTATION COMMITTEE

MINUTES

Minutes of the Committee held on Tuesday, May 22, 2018, at 6:30 p.m., in the Esquesing Room Halton Hills Town Hall.

MEMBERS PRESENT: Councillor J. Fogal, Chair; Councillors M. Albano, A. Lawlor;

K. Willard, Halton Region; G. Price-Jones; A. Sommer; M. Neal

REGRETS: M. Secord; R. Hendry; R. Carney; A. Strachan

STAFF PRESENT: R. Stribbell, Transportation Planner; M. Taylor, Recreation

Coordinator; V. Petryniak ,Deputy Clerk

1. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

There were no disclosures of pecuniary interest.

2. PROMOTING KIDS TO WALK TO SCHOOL UPDATE

K. Willard updated the committee on initiatives to encourage kids to walk to school. Bike to School week will be May 28 to June 1, 2018. Information can be found at www.everymetrecounts.ca which has interactive maps and trackers to see how far it is to walk to school.

3. SNOW CLEARING FOR SCHOOL WALKWAYS UPDATE

R. Stribbell updated the committee on the pilot project of clearing the walkway for 4 schools in Halton Hills. Public Works has been clearing the walkway leading to St. Brigid, Harrison, Ethel Gardiner and George Kennedy, however at this point we don't know how many students utilize these walkways. Staff are planning on taking a count in September once school resumes. There won't be any additional schools added to this project next year.

4. ACTIVE TRANSPORTATION MASTER PLAN UPDATE (Role of the Committee)

R. Stribbell updated the committee on the Terms of Reference for the Active Transportation Master Plan that have been approved by Council. The Town is out for RFP

which will close the first week of June. There will be a need for a steering committee and staff would like to utilize the Active Transportation Committee to work with R. Stribbell. It's a large project that will take place in four stages, each stage containing deliverables. The first phase will have a lot of background work which the Active Transportation Committee will hopefully be involved with.

5. PEDESTRIAN CROSSINGS

There will be a number pedestrian crossovers created in 2018. R. Stribbell updated the committee on the location of pedestrian crossovers; accessible pedestrian signals and ladder crosswalks that will be installed in 2018.

6. UPDATE ON-ROAD BIKE LANES

R. Stribbell updated the committee on the bike lanes that would be completed in 2018. Bike lanes will be installed on Barber Drive between Mountainview Road S and 10 Side Road; multi-use pathway signage on Armstrong Avenue between Mountainview Road N and Sinclair Ave; and bike route signs on 17 Side Road between Fourth Line and Trafalgar Road. Sharrows on Main Street South between Maple Ave and Guelph Street are to be identified in the Transportation Update memo scheduled for the June 26th Planning, Public Works and Transportation Committee meeting.

7. BIKE TO WORK EVENT

J. Fogal spoke about the Bike to Work event taking place on May 28th. There is a bike ride planned from Town Hall around Georgetown that would end up at the fairgrounds for a picnic lunch. This event was advertised through the Chamber of Commerce and to all Town staff. Smart Commute will be there with giveaways.

8. INTERNATIONAL MAKING CITIES LIVEABLE (IMCL) CONFERENCE

J. Fogal attended the IMCL Conference and had information on liveable communities which contained 10 minute neighbourhoods where everything is available within a walking distance. She gave examples of the different types of street layouts in Poundberry England and Barcelona Spain. Similarly in Canada there are green streets.

9. RECEIPT OF MINUTES FROM THE BICYCLE FRIENDLY COMMUNITY COMMITTEE DATED MAY 10, 2018.

The information from the minutes were received.

10. NEW BUSINESS

Open Streets – M. Taylor let the committee know there will be 6 events for open streets in Halton Hills this year.

Bike Program – K. Willard gave an update on the bike program with Halton schools.

Active Transportation Master Plan - R. Stribbell will give an update on the master plan at the next meeting.

4. **NEXT MEETING**

Tuesday July 24, 2018

5. ADJOURNMENT

The meeting adjourned at 7:45 p.m.



THE CORPORATION OF THE TOWN OF HALTON HILLS

Moved by:Councillor B. Lewis	Date: July 9, 2018
Seconded by:	Resolution No.:
	154

WHEREAS municipal governments in Ontario do not have the right to approve landfill projects in their communities, but have authority for making decisions on all other types of development;

WHEREAS, this out-dated policy allows private landfill operators to consult with local residents and Municipal Councils, but essentially ignore them;

WHEREAS, municipalities already have exclusive rights for approving casinos and nuclear waste facilities within their communities;

WHEREAS, the recent report from Ontario's Environmental Commissioner has found that Ontario has a garbage problem, particularly from Industrial, Commercial and Institutional (ICI) waste generated within the City of Toronto, where diversion rates are as low as 15%;

WHEREAS, municipalities across Ontario are quietly being identified and targeted as potential landfill sites;

WHEREAS, municipalities should be considered experts in waste management, as they are responsible for this within their own communities and often have decades' worth of in-house expertise in managing waste, recycling and diversion programs;

WHEREAS, municipalities should have the right to approve or reject these projects and assess whether the potential economic benefits are of sufficient value to offset any negative impacts and environmental concerns;

THEREFORE BE IT RESOLVED THAT The Town Of Halton Hills support Bill 16, Respecting Municipal Authority Over Landfilling Sites Act and calls upon the Government of Ontario and all political parties to formally grant Municipalities the authority to approve landfill projects in or adjacent to their communities;

AND FURTHER THAT The Town of Halton Hills send copies of the Notice of Motion to Wellington/Halton MPP Ted Arnott; Association of Municipalities of Ontario (OMA), the Ontario Good Roads Association (OGRA), Rural Ontario Municipalities of Ontario (ROMA) and the Ministry of Agriculture, Food and Rural Affairs (OMAFRA).

Mayor Rick Bonnette	



THE CORPORATION OF THE TOWN OF HALTON HILLS

Moved by:Councillor C. Somerville	Date: July 9, 2018
Seconded by:	Resolution No.:
	15B
WHEREAS the City of Kitchener passed a resolution request that all political parties at the provincial and the remain committed to both Two-Way All-Day GO rail skitchener by 2024 and to continue to work toward briftom Toronto to London 2025;	federal levels of government service from Toronto to
AND WHEREAS the Town of Halton Hills supports the All-Day GO rail service from Toronto to Kitchener by Speed Rail line from Toronto to London 2025.	
THERFORE BE IT RESOLVED that the Town of Ha by the City of Kitchener that calls upon all political particle federal levels of government to remain committed to service from Toronto to Kitchener by 2024 and to move the first High Speed Rail line from Toronto to London in the service of the service from Toronto to London in the service of the service	arties at the provincial and both Two-Way All-Day GO rail ove forward to bring Canada's
AND FURTHER BE IT RESOLVED THAT a copy of Premier of Ontario, Minister of Transportation for On for Ontario, FCM, AMO, City of Kitchener, Region of City of Guelph, City of Brampton, Region of Halton, Oakville and City of Burlington.	tario, Ministry of Infrastructure Waterloo, City of Waterloo,
- -	Mayor Rick Bonnette

GENERAL INFORMATION PACKAGE - COUNCIL MEETING JULY 9, 2018

PAGE	INFORMATION
4-5	Town of Oakville dated June 28, 2018 regarding Resolution in Consideration of Education Development Charges.
6-7	Halton Region dated June 14, 2018 regarding Rural Broadband Internet Access in Halton Region.
	(Report on file in the Clerks' Office)
8-9	Halton District School Board dated June 21, 2018 regarding HDSB 2017-2018 Long-Term Accommodation Plan.
10-11	Township of Georgian Bay dated May 15, 2018 regarding Support of Bill 16, Respecting Municipality Authority Over Landfilling Sites Act.
12	Township of Montague dated June 21, 2018 regarding Support of Bill 16, Respecting Municipality Authority Over Landfilling Sites Act.
13	Ted Arnott, MPP Wellington-Halton Hills dated June 15, 2018 regarding Aggregate Property Appeals filed by the County of Wellington.
14	Halton Region dated June 26, 2018 regarding PW-28-18 – 2017 Transportation Progress Report.
	(Report on file in the Clerks' Office)
15	Halton Region dated June 26, 2018 regarding LPS67-18 – Recommendation Report for Regional Official Plan Amendment Application RQ60A – Corbett Land Strategies.
	(Report on file in the Clerks' Office)
16	Halton Region dated June 26, 2018 regarding FN-16-18 – Development Charge (DC) Deferral Policy for Not-for-Profit Assisted Home Ownership.
	(Report on file in the Clerks' Office)
17	Halton Region dated June 26, 2018 regarding FN-24-18 – Asset Management Planning Regulation.
	(Report on file in the Clerks' Office)

18	Halton Region dated June 25, 2018 regarding LPS65-18 – 2017 State of Housing Report.
	(Report on file in the Clerks' Office)
19	Halton Region dated June 22, 2018 regarding LPS63-18 – 2017 Employment Survey Results.
	(Report on file in the Clerks' Office)
20	Halton Region dated June 25, 2018 regarding PW-18-18/FN-25-18 – Long Term Water Meter Strategy.
	(Report on file in the Clerks' Office)
21	Transportation Association of Canada (TAC) dated June 15, 2018 regarding Submission by Aaron Brown for 2018 Environmental Achievement Award.
22-23	Town of Amherstburg dated June 18, 2018 regarding Cannabis Grace Period Request.
24-25	CN dated June 18, 2018 regarding Rail Safety Week.
26-27	AMO Watch File dated June 7, 2018.
28-29	AMO Watch File dated June 14, 2018.
30-31	AMO Watch File dated June 21, 2018.
32-33	AMO Watch File dated June 28, 2018.

MEDIA RELEASES

For full information please see the Town of Halton Hills Website: http://www.haltonhills.ca/media/index.php

Release Date	Headline
June 11, 2018	Summer Reading Is On At Halton Hills Public Library
June 12, 2018	Halton Hills Council Stands United
June 13, 2018	Town Invites People To Play In The Streets
June 18, 2018	Halton Hills Demonstrates Strong Financial Position
June 25, 2018	Halton Hills Public Library Announces One Book, One Halton Hills Title
June 25, 2018	Halton Hills Public Library Announces Online Collection
June 25, 2018	Come Play In The Streets Acton!
June 25, 2018	Canada Day Fireworks
June 29, 2018	Town Designates Cooling Centres



June 28, 2018

Doug Ford, Premier Legislative Building Queen's Park Toronto, Ontario M7A 1A1

Dear Premier Ford,

Subject: Resolution In Consideration of Education Development Charges

At its meeting on June 25, 2018, Oakville Town Council approved the following resolution with respect to the subject item noted above:

WHEREAS the growth targets set by the Province of Ontario must be matched with funding and infrastructure to support these targets; and

WHEREAS it is crucial to the future vitality of Oakville that new growth pays for itself; and

WHEREAS complete communities require a coordinated approach for the timely delivery of provincial as well as municipal infrastructure and services to ensure growth; and

WHEREAS the provision of new schools is currently not aligned with the timing of growth in our communities; and

WHEREAS Halton has a serious shortage of schools; and

WHEREAS Education Development Charges (EDCs) are used by school boards to fund site acquisitions and other site related costs to accommodate students from new residential development; and

WHEREAS Halton school boards undertook a background study to establish, among other considerations, data on the number of growth-related students and the school sites needed to accommodate them; and

WHEREAS this information provides a crucial element of the boards' EDC by-law; and

WHEREAS the EDC by-law for the Halton District School Board and Halton Catholic District School Board expired June 24, 2018; and

WHEREAS the Ministry of Education has recently informed the boards approval of the background study would be withheld until an unspecified date following the swearing-in of the incoming provincial government; and

Page 2 June 28, 2018

Subject: Resolution In Consideration of Education Development Charges

WHEREAS delaying these approvals will result in serious financial implications for the Boards and have significant impact on students and our community.

NOW THEREFORE BE IT RESOLVED:

THAT Premier Designate Doug Ford take immediate action to have the Ministry of Education take the necessary steps to approve Halton's background study and allow the adoption of the EDC by-law; and

THAT a copy of this resolution be sent to Halton area Members of Provincial Parliament (MPPs), the City of Burlington, the Town of Milton, the Town of Halton Hills, the Region of Halton, and the Chairs of the Halton District School Board and the Halton Catholic District School Board, with words of encouragement for each to adopt the same.

The staff report can be found on the Town of Oakville website at the following link: https://securepwa.oakville.ca/eams.

Should you have any questions regarding this matter or should you require additional information, please contact me at 905-845-6601, extension 2003, or email vicki.tytaneck@oakville.ca.

Yours truly,

Vicki Tytaneck Town Clerk

c. Jane McKenna, MPP, Burlington
Stephen Crawford, MPP, Oakville
Parm Gill, MPP, Milton
Ted Arnott, MPP, Wellington-Halton Hills
Angela Morgan, City Clerk, City of Burlington
Troy McHarg, Town Clerk, Town of Milton
Suzanne Jones, Clerk, Town of Halton Hills
Graham Milne, Regional Clerk, Region of Halton
Andréa Grebenc, Chair of the Board, Halton District School Board
Diane Rabenda, Chair of the Board, Halton Catholic District School Board



June 14 2018

Office of the Chair 1151 Bronte Road Oakville ON L6M 3L1 Fax: (905) 825-8273

The Honourable Navdeep Bains Minister of Innovation, Science and Economic Development 235 Queen Street Ottawa, Ontario K1A 0H5

Re: Rural Broadband Internet Access in Halton Region

Dear Minister Bains:

I would like to take this opportunity to bring to your attention the issue of existing gaps in access to broadband internet services for large sections of Halton Region's rural population. As you are aware, in December 2016 the CRTC declared broadband internet a basic telecommunications service and mandated that baseline download speeds of at least 50 megabits per second (Mbps) and upload speeds of at least 10 Mbps be offered to 90% of homes and businesses by 2021.

Halton Region has recently conducted a Rural Broadband Study which identified that significant gaps exist in access to broadband internet services in rural west Burlington, north-west Milton and south Halton Hills. The Study found that rural Halton receives, on average, approximately one-tenth of the broadband internet services standard established by the CRTC (5 Mbps download; 1 Mbps upload). These gaps are not forecasted to be closed in the immediate future. The Study also revealed that Telecom Service Providers (TSPs) do not have existing infrastructure in rural areas of Halton to provide sufficient connectivity and most TSPs do not have a capital incentive to fill the gap.

The lack of broadband infrastructure in rural areas is due to market failure which is a result of the lack of dwelling density necessary to make the business case. Moreover, the existing wireless spectrum that had been allocated for rural Halton has been purchased by the larger TSPs who are not using the spectrum to provide internet services. Further exacerbating the issue is the fact that Halton Region's mix of urban and rural population centres renders the Region ineligible for most federal and provincial funding programs designed to incent the delivery of broadband infrastructure, which emphasise wholly-rural jurisdictions with smaller populations.

On May 23, 2018, Halton Regional Council endorsed resolutions through report CA-04-18, "Rural Broadband Study" (attached) requesting:

- 1. That the Regional Chair write to the Minister of Innovation, Science and Economic Development Canada to increase the supply of wireless spectrum and ensure the efficient use of available wireless spectrum for rural broadband in Halton.
- 2. That the Regional Chair write to the Minister of Innovation, Science and Economic Development Canada to ensure the eligibility of Halton for rural broadband funding.

It is essential to increase the supply of available wireless spectrum to allocate to TSPs who have shown a committed interest in providing broadband internet services to rural Halton Region.

The Regional Municipality of Halton

Some TSPs have purchased previously-allocated spectrum but have not shown any desire to develop the necessary infrastructure to make this spectrum available in rural areas. Halton Region would like the Ministry of Innovation, Science and Economic Development to consider reassigning this allocated spectrum for development and use where possible.

In addition, Halton Region is requesting support to ensure that funding programs designed to remedy the lack of broadband internet infrastructure include eligibility for rural and urban mixed regions such as Halton.

In the absence of these measures, rural north Halton residents will not be able to easily access online government or business services or benefit from online educational services, which are central tenets in curricula from kindergarten to post-secondary. Accessing basic internet is a fundamental requirement and essential service for all residents of the Halton community, both urban and rural.

Thank you for your attention to this issue and I look forward to hearing from you on this important matter.

Sincerely

Gary Carr
Regional Chair

Cc: The Honourable Karina Gould, MP, Burlington

The Honourable Lisa Raitt, MP, Halton

John Oliver, MP, Oakville

Pam Damoff, MP, Oakville-North Burlington

The Honourable Michael Chong, MP, Wellington-Halton Hills

Jane McKenna, MPP, Burlington

Parm Gill, MPP, Milton

Stephen Crawford, MPP, Oakville

Effie Triantafilopoulos, MPP, Oakville-North Burlington

Ted Arnott, MPP, Wellington-Halton Hills

Vicky-May Hamm, President, Federation of Canadian Municipalities

Lynn Dolin, President, Association of Municipalities Ontario

Angela Morgan, City Clerk, City of Burlington

Vicki Tytaneck, Town Clerk, Town of Oakville

Troy McHarg, Town Clerk, Town of Milton

Suzanne Jones, Town Clerk, Town of Halton Hills

Att: Report No. CA-04-18





Halton District School Board

Stuart Miller, Director of Education

Andréa Grebenc, Chair of the Board

June 21, 2018

Suzanne Jones Clerk Town of Halton Hills 1 Halton Hills Drive Halton Hills, ON L7G 5G2

Re: HDSB 2017-2018 Long-Term Accommodation Plan

Dear Ms. Jones,

On June 20, 2018, the Halton District School Board approved the 2017-2018 Long Term Accommodation Plan (LTAP). The 2017-2018 LTAP provides enrolment projections for the years 2018 to 2027 for each Elementary and Secondary Review Area (ERA and SRA) in the Board as well as each elementary and secondary school within the system.

Enrolment projections are compared to school building and portable capacities to identify schools and review areas where enrolment pressures will occur within the immediate future. Schools that are underutilized and over utilized are identified through the LTAP, which provides data for the creation of boundary reviews dedicated to relieving enrolment pressures at certain schools or review areas. Where enrolment increases cannot be reasonably addressed through a boundary review, the LTAP also informs the Board of the need for new schools to address enrolment increases. This data forms the foundation for requests to the Ministry of Education for financial support for capital projects to build new schools or to renovate existing schools to increase capacity. Where declines in enrolment suggest the underutilization of a school, the LTAP provides data to the Board to support Program and Accommodation Reviews (PARs) that may result in school consolidations or closures. The decision to proceed with a consolidation or to request the Ministry to support a new school is made through motions of the Board.

The LTAP is available as a PDF document through our website at, https://www.hdsb.ca/our-board/Pages/Publications/Long-Term-Accommodation-Plan.aspx.

Community Planning and Partnerships

The Halton District School Board is committed to sharing planning information through the annually-released Long Term Accommodation Plan. The intent of this information sharing is to provide the opportunity for the school board and other entities to work together for the benefit of its students and the wider community to optimize the use of board-owned public assets.

Mail: J.W. Singleton Education Centre • P.O. Box 5005, Stn. LCD 1, Burlington, Ontario L7R 3Z2

Deliveries: JW Singleton Education Centre • 2050 Guelph Line, Burlington, Ontario L7P 5A8

Phone: (905) 335-3663 • 1-877-618-3456 • Fax: (905) 335-9802 • www.hdsb.ca

Opportunities for community partnerships will include sharing of space in new schools and schools undergoing significant renovations, such as opportunities for co-building. In addition, opportunities for community partnerships will exist for unoccupied space in open and operating schools through leasing of unused space or purchase of future surplus properties of the Board. The following information within the LTAP can be used to examine potential opportunities:

- Enrolment projections by school;
- Capacity and utilization information; and,
- Future Capital Projects (subject to Ministry of Education funding).

On November 8, 2017, the Board held its annual Community Planning and Partnerships meeting where details of suitable facility partnership opportunities and supplementary information regarding the process were presented. Following which, staff-level meetings were also held throughout the year with interested community partners to discuss potential opportunities.

The Board will host its annual Community Planning Partnership meeting to review and discuss potential partnership opportunities in the fall of 2018. A notification regarding the meeting will be circulated to all community partners identified by the Board in Appendix 1 of its Community Planning and Partnerships policy.

We would also request that this information be shared with the appropriate staff and/or departments for their review for the purpose of recognizing any potential co-building or leasing opportunities. In the event that opportunities are identified, please contact myself or John Pennyfather, Superintendent of Education.

If there are specific questions regarding the 2017-2018 LTAP, please visit the <u>Frequently Asked Questions</u> page on our website or contact me by telephone at (905) 335-3663 ext. 3375, or by e-mail at renzellad@hdsb.ca.

Yours truly,

Domenico Renzella

General Manager of Planning

cc: John Pennyfather, Superintendent of Education

C- 144 -2018

THE TOWNSHIP OF GEORGIAN BAY Council Agenda

DATE: 44 May 2018 YEA NAY Councillor Bochek MOVED BY: Councillor Cooper Councillor Douglas SECONDED Councillor Edwards BY: Councillor Kay Councillor Wiancko Mayor Braid CARRIED DEFEATED REFERRED FFERRED

WHEREAS municipal governments in Ontario do not have the right to approve landfill projects in their communities, but have authority for making decisions on all other types of development;

AND WHEREAS this out—dated policy allows private landfill operators to consult with local residents and municipal Councils, but essentially ignore them;

AND WHEREAS municipalities already have exclusive rights for approving casinos and nuclear waste facilities within their communities;

AND FURTHER that the province has recognized the value of municipal approval for the siting of power generation facilities;

AND WHEREAS the recent report from Ontario's Environmental Commissioner has found that Ontario has a garbage problem, particularly from Industrial, Commercial and Institutional(ICI) waste generated within the City of Toronto, where diversion rates are as low as 15%;

Page 365 of 472

<Page 10 of 33>

MAYOR

30a

^ND WHEREAS municipalities across Ontario are quietly being identified and targeted as _otential landfill sites;

AND WHEREAS municipalities should be considered experts in waste management, as they are responsible for this within their own communities, and often have decades' worth of in-house expertise in managing waste, recycling, and diversion programs;

AND WHEREAS municipalities should have the right to approve or reject these projects, and assess whether the potential economic benefits are of sufficient value to offset any negative impacts and environmental concerns;

THEREFORE BE IT RESOLVED THAT the Township of Georgian Bay supports Bill 16, Respecting Municipal Authority Over Landfilling Sites Act introduced by MPP Ernie Hardeman and calls upon the Government of Ontario, and all political parties, to formally grant municipalities the authority to approve landfill projects in or adjacent to their communities;

AND FURTHER THAT the Township of Georgian Bay send copies of this resolution to MPP Ernie Hardeman and all municipalities in Ontario.

Page 366 of 472

<Page 11 of 33>

MAYOR

50k

THE CORPORATION OF THE TOWNSHIP OF MONTAGUE



6547 ROGER STEVENS DRIVE P.O. BOX 755 SMITHS FALLS, ON K7A 4W6 TEL: (613) 283-7478 FAX: (613) 283-3112 www.township.montague.on.ca

June 21, 2018

Emie Hardeman, MPP 12 Perry St. Woodstock, ON N4S 3C2 VIA Email

Hello,

Please be advised the Council of the Township of Montague passed the following resolution at its regular meeting of May 15th, 2018:

MOVED BY: I. Streight RESOLUTION NO: 111-2018

SECONDED BY: K. Van Der Meer DATE: May 15, 2018

That Council receive correspondence from MPP Emie Hardeman, and

That Council hereby supports Bill16, Respecting Municipal Authority Over Landfilling Sites Act introduced by MPP Emie Hardeman and calls upon the Government of Ontario, and all political parties, to formally grant municipalities the authority to approve landfill projects in or adjacent to their communities;

And that this resolution be circulated to Ernie Hardeman, MPP, AMO, Randy Hillier, MPP, Catherine McKenna, Minister of the Environment and Climate Change, Peter Van Loan, MP, Kathleen Wynne, Premier of Ontario and all Ontario municipalities.

CARRIED

Please contact me if you have any additional questions.

Thank you,

الهاsmin Ralph Clerk Administrator



Queen's Park Toronto, Ontario

June 15th, 2018

Renée Brown
Deputy Clerk - Legislation & Elections
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON
L7G 5G2

Dear Renée:

Thank you for sending me a copy of Town Council's resolution in support of the Aggregate Property Appeals filed by The Corporation of the County of Wellington. Sorry it has taken me this long to respond.

I appreciate receiving this information, and hope the Government listens and responds.

Sincerely,

Ted Arnott, MPP

Wellington-Halton Hills

TA:sc



Legislative & Planning Services Department Office of the Regional Clerk 1151 Bronte Road Oakville ON L6M 3L1

June 26, 2018

City of Burlington, Angela Morgan Town of Halton Hills, Suzanne Jones Town of Milton, Troy McHarg Town of Oakville, Vicki Tytaneck Halton Regional Police Service, Chief Stephen Tanner Ministry of Transportation, Fabio Saccon Ministry of Transportation, Nancy Adriano 407 Electronic Toll Road, Craig White

Please be advised that at its meeting held Wednesday, June 20, 2018, the Council of the Regional Municipality of Halton adopted the following resolution:

RESOLUTION: PW-28-18 - 2017 Transportation Progress Report

- 1. THAT Report No. PW-28-18 re: "2017 Transportation Progress Report" be received for information.
- 2. THAT the Regional Clerk forward a copy of Report No. PW-28-18 to the City of Burlington, the Town of Halton Hills, the Town of Milton, the Town of Oakville, the Halton Regional Police Service, the Ministry of Transportation, and the 407 Electronic Toll Road for their information.

Included please find a copy of Report No. PW-28-18 for your information.

If you have any questions please contact me at extension 7110 or the e-mail address below.

Sincerely,

Graham Milne Regional Clerk

graham.milne@halton.ca

Regional Municipality of Halton







Legislative & Planning Services Department Office of the Regional Clerk 1151 Bronte Road Oakville ON L6M 3L1

June 26, 2018

Province of Ontario, Darryl Lyons City of Burlington, Angela Morgan Town of Halton Hills, Suzanne Jones Town of Milton, Troy McHarg Town of Oakville, Vicki Tytaneck

Please be advised that at its meeting held Wednesday, June 20, 2018, the Council of the Regional Municipality of Halton adopted the following resolution:

RESOLUTION:

LPS67-18 - Recommendation Report for Regional Official Plan Amendment Application RQ60A - Corbett Land Strategies, "An Amendment to permit a gas station with an associated restaurant drive-through and commercial retail uses in the Agricultural Area"

- 1. THAT pursuant to Section 17 of the Planning Act, Regional Council refuse Regional Official Plan Amendment application RQ60A - Corbett Land Strategies for the reasons outlined in Report No. LPS67-18.
- 2. THAT the Regional Clerk give notice of the refusal of Regional Official Plan Amendment Application RQ60A in accordance with the provisions of the Planning Act and its Regulations.
- 3. THAT the Regional Clerk forward a copy of Report No. LPS67-18 Recommendation Report for Regional Official Plan Amendment Application RQ60A - Corbett Land Strategies, "An Amendment to permit a gas station with an associated restaurant drivethrough and commercial retail uses in the Agricultural Area" to the Province of Ontario, the Town of Milton, the Town of Halton Hills, the Town of Oakville and the City of Burlington.

Included please find a copy of Report No. LPS67-18 for your information.

If you have any questions please contact me at extension 7110 or the e-mail address below.

Sincerely,

Graham Milne Regional Clerk

graham.milne@halton.ca

Regional Municipality of Halton









Legislative & Planning Services Department Office of the Regional Clerk 1151 Bronte Road Oakville ON L6M 3L1

June 26, 2018

City of Burlington, Angela Morgan Town of Halton Hills, Suzanne Jones Town of Milton, Troy McHarq Town of Oakville, Vicki Tytaneck

Please be advised that at its meeting held Wednesday, June 20, 2018, the Council of the Regional Municipality of Halton adopted the following resolution:

RESOLUTION: FN-16-18 - Development Charge (DC) Deferral Policy for Notfor- Profit Assisted Home Ownership

- 1. THAT the residential DC deferral policy for Not-for-Profit Assisted Home Ownership, as outlined in Report No. FN-16-18 re: "Development Charge (DC) Deferral Policy for Not-for-Profit Assisted Home Ownership", be approved.
- 2. THAT the Regional Clerk forward a copy of Report No. FN-16-18 to the City of Burlington, the Town of Halton Hills, the Town of Milton and the Town of Oakville for their information.

Included please find a copy of Report No. FN-16-18 for your information.

If you have any questions please contact me at extension 7110 or the e-mail address below.

Sincerely,

Graham Milne Regional Clerk

graham.milne@halton.ca

Regional Municipality of Halton







Legislative & Planning Services Department Office of the Regional Clerk 1151 Bronte Road Oakville ON L6M 3L1

June 26, 2018

City of Burlington, Angela Morgan Town of Halton Hills, Suzanne Jones Town of Milton, Troy McHarq Town of Oakville, Vicki Tytaneck

Please be advised that at its meeting held Wednesday, June 20, 2018, the Council of the Regional Municipality of Halton adopted the following resolution:

RESOLUTION: FN-24-18 - Asset Management Planning Regulation (O. Reg. 588/17)

- 1. THAT Report No. FN-24-18 re: "Asset Management Planning Regulation (O. Reg. 588/17)" be received for information.
- 2. THAT the Regional Clerk forward a copy of Report No. FN-24-18 to the City of Burlington, the Town of Halton Hills, the Town of Milton and the Town of Oakville for their information.

Included please find a copy of Report No. FN-24-18 for your information.

If you have any questions please contact me at extension 7110 or the e-mail address below.

Sincerely,

Graham Milne Regional Clerk

graham.milne@halton.ca

Regional Municipality of Halton







Legislative & Planning Services Department Office of the Regional Clerk 1151 Bronte Road Oakville ON L6M 3L1

June 25, 2018

City of Burlington, Angela Morgan Town of Halton Hills, Suzanne Jones Town of Milton, Troy McHarg Town of Oakville, Vicki Tytaneck

Please be advised that at its meeting held Wednesday, June 20, 2018, the Council of the Regional Municipality of Halton adopted the following resolution:

RESOLUTION: LPS65-18 - 2017 State of Housing Report

- 1. THAT Report No. LPS65-18 re: "2017 State of Housing Report" be received for information.
- 2. THAT the Regional Clerk forward a copy of Report No. LPS65-18 to the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville for their information.

Included please find a copy of Report No LPS65-18 for your information.

If you have any questions please contact me at extension 7110 or the e-mail address below.

Sincerely,

Graham Milne Regional Clerk

graham.milne@halton.ca

Regional Municipality of Halton







Legislative & Planning Services Department Office of the Regional Clerk 1151 Bronte Road Oakville ON L6M 3L1

June 22, 2018

City of Burlington, Angela Morgan Town of Halton Hills, Suzanne Jones Town of Milton, Troy McHarq Town of Oakville, Vicki Tytaneck

Please be advised that at its meeting held Wednesday, June 20, 2018, the Council of the Regional Municipality of Halton adopted the following resolution:

RESOLUTION: LPS63-18 - 2017 Employment Survey Results

- 1. THAT Report No. LPS63-18 re: "2017 Employment Survey Results" and attached document under Separate Cover be received for information.
- 2. THAT the Regional Clerk forward a copy of Report No. LPS63-18 to the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville for their information.

Included please find a copy of Report No. LPS63-18 for your information.

If you have any questions please contact me at extension 7110 or the e-mail address below.

Sincerely,

Graham Milne Regional Clerk

graham.milne@halton.ca

Regional Municipality of Halton







Legislative & Planning Services Department Office of the Regional Clerk 1151 Bronte Road Oakville ON L6M 3L1

June 25, 2018

City of Burlington, Angela Morgan Town of Halton Hills, Suzanne Jones Town of Milton, Troy McHarg Town of Oakville, Vicki Tytaneck

Please be advised that at its meeting held Wednesday, June 20, 2018, the Council of the Regional Municipality of Halton adopted the following resolution:

RESOLUTION: PW-18-18/FN-25-18 - Long Term Water Meter Strategy

- 1. THAT the approach outlined in Report No. PW-18-18/FN-25-18 re: "Long Term Water Meter Strategy" be approved for Halton Region's long term water metering program.
- 2. THAT Regional Council authorize staff to initiate the development of a detailed implementation plan for the installation of a Region-Wide Advanced Meter Infrastructure System to be brought forward to Regional Council in mid-2019.
- 3. THAT the Regional Clerk forward a copy of Report No. PW-18-18/FN-25- 18 to the City of Burlington, the Town of Halton Hills, the Town of Milton and the Town of Oakville for their information.

Included please find a copy of Report No. PW-18-18/FN-25-18 for your information.

If you have any questions please contact me at extension 7110 or the e-mail address below.

Sincerely,

Graham Milne Regional Clerk

graham.milne@halton.ca

Regional Municipality of Halton







Transportation Association of Canada / Association des transports du Canada

401-1111, promenade Prince of Wales Drive, Ottawa (ON) Canada K2C 3T2 (613) 736-1350 (613) 736-1395 (013) 736-1

June 15, 2018

Mr. Aaron Brown Project Manager Municipal Infrastructure Town of Halton Hills 1 Halton Hills Drive Halton Hills, Ontario L7G 5G2

RE: TAC Environmental Achievement Award

Dear Mr. Brown,

Thank you for your submission about "Armstrong Avenue Reconstruction Phase 1" for the Transportation Association of Canada (TAC) 2018 Environmental Achievement Award. A Review Panel, composed of members of the TAC Environment Council, reviewed the submission and commended it for its high quality, degree of recognition and value to the overall transportation industry in Canada.

Following careful review of all the submissions by the Review Panel and with the endorsement of the Council, the 2018 Environmental Achievement Award will be conferred upon The Regional Municipality of York for the 2nd Concession Project. We sincerely thank all nominees for the time and effort committed in preparing the submissions.

Please note that as a finalist for the award, you are invited and expected to present your submission at the 2018 TAC Conference in Saskatoon, as part of the *Environmental Achievement Award Finalists* session that will be held Tuesday, October 2 at 13:45. You will be contacted in the following weeks by Christina Ghazal with more information regarding your participation.

Thank you again for your submission this year. We look forward to receiving your submissions for TAC awards in the future.

Sincerely

Sarah Wells, P.Eng., Ph.D.

Jacah Wells

Executive Director



The Corporation of The Cown of Amherstburg

June 18, 2018 VIA EMAIL

Ms. Lynn Dollin, President Association of Municipalities of Ontario 200 University Ave., Suite 801 Toronto, ON M5H-3C6

Email: amopresident@amo.on.ca

RE: Resolution - Cannabis Grace Period Request

Dear: Ms. Lynn Dollin,

At its meeting of June 11th, 2018, Amherstburg Town Council passed the following resolution:

"That a letter BE SENT in support of the City of Quinte West's resolution regarding their request that a 6 month grace period be enacted once the cannabis legislation passes to ensure that municipal law enforcement officers and the OPP are adequately trained to enforce the legislation."

Sincerely,

Tammy Fowkes - Deputy Clerk, Town of Amherstburg

cc: Taras Natyshak – MPP, Essex Tracey Ramsey – MP, Essex Ontario Municipalities

encl: City of Quinte West Resolution re: Cannabis Grace Period Request

Website: www.amherstburg.ca 271 SANDWICH ST. SOUTH, AMHERSTBURG, ONTARIO N9V 2A5 Phone: (519) 736-001 Page (517) 736-5403 TTY: (519)736-9860

CITY OF QUINTE WEST

Office of the Mayor Jim Harrison



P.O. Box 490 Trenton, Ontario, K8V 5R6

> TEL: (613) 392-2841 FAX: (613) 392-5608

May 28, 2018

Ms. Lynn Dollin, President Association of Municipalities of Ontario 200 University Ave, Suite 801 Toronto, ON M5H 3C6

RE: Resolution - Cannabis Grace Period Request

Dear: Ms. Lynn Dollin,

This letter will serve to advise that at a meeting of City of Quinte West Council held on May 22, 2018 Council passed the following resolution:

"That the Council of the City of Quinte West requests that once the cannabis legislation is passed that a six month grace period be enacted to ensure that municipal law enforcement officers and the Ontario Provincial Police are adequately trained to enforce the said legislation;

And further that this resolution be circulated to the local MP, MPP, AMO, and other municipalities. **Carried**"

We trust that you will give favourable consideration to this request.

Sincerely,

CITY OF QUINTE WEST

Jim Harrison

Mayor

cc: MP Neil Ellis, Bay of Quinte

cc: MPP Lou Rinaldi, Northumberland-Quinte West



www.cn.ca

Corporate Services

Stephen Covey Chief of Police and Chief Secuirty Officer

935 de La Gauchetière Street West 15th Floor Montreal, Quebec H3B 2M9 Canada Services corporatifs

Chef de la Police et de la sécurité du CN

935 rue de La Gauchetière Ouest 15º étage Montréal (Québec) H3B 2M9 Canada

June 18, 2018

Office of the Clerk Town of Halton Hills 1 Halton Hills Drive Halton Hills ON L7G 5G2



Dear Sir / Madam:

At CN, we are on a journey to become the safest railroad in North America. In addition to reinforcing safety as a core value among our 25,000 employees, we collaborate with communities and local authorities to help prevent injuries and accidents and ensure everyone's safety.

This year, Rail Safety Week will be held in Canada and the United States from September 23-29. Hand in hand with *Operation Lifesaver*, CN's Police Service and employees will be in communities conducting hundreds of safety initiatives throughout the week. As proud partners, our commitment is to keep communities safe by raising rail safety awareness year round.

Safety is a shared responsibility

Rail safety is everyone's responsibility. By looking out for each other and working together, we can help keep our communities safe and prevent fatalities and injuries on or near railway property.

Your council can be a powerful ally in this effort to save lives by adopting the enclosed draft resolution. Please send a copy of your resolution by return mail or by e-mail to <u>josee.magnan@cn.ca</u> and let us know how you will be promoting rail safety in your community this year.

For additional information about Rail Safety Week 2018, please consult: www.cn.ca/railsafety, www.operationlifesaver.ca or www.operationlifes

Yours sincerely,

2

Stephen Covey Encl.





(Draft Resolution)

RESOLUTION IN SUPPORT OF PUBLIC - RAIL SAFETY WEEK

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

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

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

Whereas CN has requested City Council adopt this resolution in support of its ongoing effort to save lives and prevent injuries in communities, including our municipality;

It is proposed by Councillor	
seconded by Councillor	

It is hereby **RESOLVED** to support national *Public - Rail Safety Week*, to be held from September 23 to 29, 2018.





June 7, 2018

In This Issue

- 2018 2020 AMO Board of Directors: Call for nominations.
- What is the purpose of a Code of Conduct?
- Hashtags. Emojis. Selfies.
- Custom Energy Training puts you in the drivers' seat.
- Ontario's worst roads & the value of data.
- The basics of the LAS Natural Gas Program.
- Ontario's Urban Indigenous Action Plan.
- Careers with Hamilton, South Bruce Peninsula and York Region.

AMO Matters

Please be advised that in accordance with the Association's governing by-law, the Secretary-Treasurer is requesting nominations to the 2018-20 AMO Board of Directors. A completed <u>nomination form and supporting material</u> must be received no later than 12:00 noon Monday, June 25, 2018.

Eye on Events

Codes of conduct serve a number of purposes. One is to help establish and clearly communicate the sort of behaviors prioritized in your municipal workplace. This 2-hour clinic looks at what your code of conduct must include and what you should have. <u>Join facilitators on Sunday, August 19, 10:00 am at</u> the Westin Hotel. Bring your current codes to fully participate in this interactive session.

Hashtags. Emojis. Selfies. What are they? When are they appropriate? How to use them? Join AMO and Redbrick Communications on Sunday, August 19th, 10:00 am to noon at the Westin Ottawa, for a hands-on Social Media Clinic. This clinic will focus on how to create compelling content that maximizes the rewards of social media. Register today. Please note you do not need to register for the AMO Conference to attend this clinic.

LAS

Consider our customized <u>Energy Efficient Building Operations Training</u> as part of your professional development program. Pick your own topics and timeframe and we will deliver it at your site. The best part is, incentives are available to cover part of the cost. Contact Christian Tham to get started.

Did one of your municipal roads make CAA's 2018 'Worst Roads in Ontario' list? Having difficulty managing the investment gap in road infrastructure? Don't know where to begin your road network rehabilitation? Find the best place to start with the LAS Roads & Sidewalk Assessment Service.

Join LAS and program partner Edison Energy on **June 19th at 11:00 am** for a webinar on The Basics of the LAS Natural Gas Program. If your municipality participates in the program or you just want to learn more about it, then please <u>register today</u>.

Municipal Wire*

The Urban Indigenous Action Plan is <u>a practical guide</u> for public sector organizations to develop meaningful relationships and work collaboratively with urban Indigenous communities and organizations in policy and program development for better outcomes in your communities.

Careers

<u>Senior Administrator, Lodges - City of Hamilton</u>. Status: Permanent, full-time. Reports to: General Manager, Healthy and Safe Communities. If you are interested in working alongside a dedicated team that's contributing to the well-being of Hamilton's residents, please visit City of Hamilton's <u>Jobs at the City</u> for details on this position, JOB ID #14077 and to <u>apply online</u>, by Wednesday, June 13, 2018.

<u>Director of Community Services - Town of South Bruce Peninsula</u>. A complete job description is available from the Town's municipal office and <u>website</u>. Resumes must be received and submitted by 12:00 noon, June 27, 2018 to: Brad McRoberts, Chief Administrative Officer, Town of South Bruce Peninsula, P.O. Box 310, 315 George St., Wiarton ON N0H 2T0; tsbpcao@bmts.com.

<u>Director of Public Works - Town of South Bruce Peninsula</u>. A complete job description is available from the Town's municipal office and <u>website</u>. Resumes must be received and submitted by 12:00 noon, June 27, 2018 to: Brad McRoberts, Chief Administrative Officer, Town of South Bruce Peninsula, P.O. Box 310, 315 George St., Wiarton ON NOH 2T0; <u>tsbpcao@bmts.com</u>.

Executive Assistant to Office of the Chief Administrative Officer - Town of South Bruce Peninsula. A complete job description is available from the Town's municipal office and website. Resumes must be received and submitted by 12:00 noon, June 27, 2018 to: Brad McRoberts, Chief Administrative Officer, Town of South Bruce Peninsula, P.O. Box 310, 315 George St., Wiarton ON N0H 2T0; tsbpcao@bmts.com.

<u>Senior Financial Advisor #22472 - York Region</u>. Location: Finance Department, Strategy & Transformation Branch, Newmarket. Reports to: Manager, Business Planning. Please <u>apply on line</u> by June 18, 2018, quoting competition #22472. We thank all candidates for their interest, however, only those selected for an interview will be contacted via email or by telephone.

About AMO

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

AMO Contacts

AMO Watch File, Tel: 416.971.9856

Conferences/Events

Policy and Funding Programs

LAS Local Authority Services

MEPCO Municipal Employer Pension Centre of Ontario

Media Inquiries, Tel: 416.729.5425

Municipal Wire, Career/Employment and Council Resolution Distributions

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





June 14, 2018

In This Issue

- 2018 2020 AMO Board of Directors: Call for nominations.
- OMERS Comprehensive Plan Review.
- 5-Year Energy Conservation and Demand Management Plan update.
- 2017 Financial Information Returns now available on MIDAS.
- Careers with Richmond Hill and Toronto.

AMO Matters

Please be advised that in accordance with the Association's governing by-law, the Secretary-Treasurer is requesting nominations to the 2018-20 AMO Board of Directors. A completed <u>nomination form and supporting material</u> must be received no later than 12:00 noon Monday, June 25, 2018.

MEPCO Matters

Concerned about the future of OMERS? The Comprehensive Plan Review is looking at ways to ensure OMERS remains affordable and meaningful for generations to come. <u>MEPCO wants you to know</u> why it's important and what it means.

LAS

Since July 2013, municipalities and other public sector agencies have been reporting their energy consumption for key buildings annually. July 1, 2019 is the deadline for CDM plans. Where are you at with your current plan? What should you consider when updating your plans before the 2019 deadline?

Municipal Wire*

The 2017 Financial Information Returns of 177 municipalities are currently available to Municipal Information & Data Analysis System (MIDAS) users. Access is free to all Ontario municipalities, creating opportunities to create reports and compare data. Watch a MIDAS video to see what MIDAS can do for you. To get access, email midasadmin@amo.on.ca.

Careers

<u>Commissioner, Community Services - Town of Richmond Hill</u>. To explore this opportunity further, please contact Julia Robarts in Odgers Berndtson's Toronto office at 416.366.1990, or submit your resume and related information online to Odgers Berndtson Opportunities by July 11, 2018.

<u>Chief Chemist - City of Toronto</u>. 3 positions reporting to the Manager of the Toronto Water Laboratory. For more information on these and other opportunities with the City of Toronto, visit <u>Jobs at the City</u>. To apply online, please submit your resume by June 27, 2018, quoting the appropriate file number(s): <u>File #2305293 X - Chief Chemist</u>, Organic Chemistry; <u>File #2305292 X - Chief Chemist</u>, Inorganic Chemistry; and <u>File #2305294 X - Chief Chemist</u>, Inorganic Chemistry-Microbiology.

About AMO

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

AMO Contacts

AMO Watch File, Tel: 416.971.9856

Conferences/Events

Policy and Funding Programs

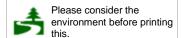
LAS Local Authority Services

MEPCO Municipal Employer Pension Centre of Ontario

Media Inquiries, Tel: 416.729.5425

Municipal Wire, Career/Employment and Council Resolution Distributions

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



Association of Municipalities of Ontario 200 University Ave. Suite 801,Toronto ON Canada M5H 3C6 To unsubscribe, please <u>click here</u>







June 21, 2018

In This Issue

- 2018 2020 AMO Board of Directors: Call for nominations.
- Construction Act Important changes coming July 1.
- Apply for FCM's Green Municipal Fund capital project funding.
- Government of Canada's Enabling Accessibility Fund.
- Deadline to book delegations is July 3.
- AMO Conference Program at a Glance.
- Hashtags. Emojis. Selfies.
- So, You Want to Run for Council?
- Missed one of our webinars?
- What changing interest rates mean for ONE HISA.
- Careers with Huron County and City of Guelph.

AMO Matters

Please be advised that in accordance with the Association's governing by-law, the Secretary-Treasurer is requesting nominations to the 2018-20 AMO Board of Directors. A completed <u>nomination form and</u> supporting material must be received no later than 12:00 noon Monday, June 25, 2018.

Provincial Matters

On July 1, 2018, <u>four Construction Act regulations</u> come into effect that will have impact on municipalities and the public sector.

Federal Matters

FCM's <u>Green Municipal Fund</u> (GMF) finances capital projects that improve air, water, and soil and reduce greenhouse gas emissions. Loans combined with grants from \$5-10 million for environmental capital projects related to: energy efficiency and recovery; water quality and conservation; transportation and fuel efficiency; waste management and diversion. Deadline for energy, waste, water and transportation capital projects: August 1, 2018.

A grant of up to \$100,000 through the <u>Enabling Accessibility Fund</u> (EAF) program is available to improve accessibility and safety in the workplace for current or future employees with disabilities. Municipalities with a population under 125,000, as per the 2016 census data, are eligible. Deadline to apply: July 26, 2018.

Eye on Events

The deadline to request delegation meetings at the AMO AGM and Annual Conference is July 3. Don't delay and submit your requests using the online form in <u>English</u> or <u>French</u>.

Looking for details on the program for the 2018 AMO AGM and Annual Conference? Want to know who is speaking on the main stage? Need to plan your day? The <u>program at a glance</u> is available now. Visit often as we release further details - and take a moment to register today!

Hashtags. Emojis. Selfies. What are they? When are they appropriate? How to use them? Join AMO and Redbrick Communications on Sunday, August 19, 10:00 am to Noon at the Westin Ottawa for a

the rewards of social media. <u>Register today</u>. Please note you do not need to register for the AMO Conference to attend this clinic.

So You Want to Run for Council? AMO presents this updated for 2018 course that provides an overview of what you should know before you decide to run for municipal office and sign your candidacy. The course contains quotes from Ontario municipal councillors, links to relevant sites, materials, and Acts; and participatory elements such as short knowledge quizzes, and a learning journal which can be printed at the end of the course. Register today.

Have you missed one of our recent AMO webinars? Check out <u>MunicipalEducation.ca</u> for recorded sessions and other online training presented by AMO.

LAS

After three consecutive rate increases to the Bank of Canada's Prime interest rate, you may have noticed a number banks and other financial institutions offering some aggressive interest rates. How does the ONE HISA compare to those rates, and how are the offerings different?

Careers

Manager of Ontario Works and Children's Services - County of Huron. Please forward your cover letter and resume in PDF format by 4:30 pm on Thursday, June 28, 2018 to: The Corporation of the County of Huron, Human Resources, 1 Courthouse Square, Goderich, ON N7A 1M2. Email: humanresources@huroncounty.ca.

<u>Senior Policy Advisor, Policy and Intergovernmental Relations - City of Guelph.</u> Term: Temporary up to 12 months. Qualified applicants are invited to apply using our <u>online application system</u> by Sunday, July 8, 2018. Please note all applicants must complete the online questionnaire specific to this position at the time they submit their resume and cover letter in order to be considered.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow <a href="Manage-Parameter-Para

AMO Contacts

AMO Watch File, Tel: 416.971.9856

Conferences/Events

Policy and Funding Programs

LAS Local Authority Services

MEPCO Municipal Employer Pension Centre of Ontario

Media Inquiries, Tel: 416.729.5425

Municipal Wire, Career/Employment and Council Resolution Distributions

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





June 28, 2018

In This Issue

- Construction Act Important changes coming July 1.
- Apply for FCM's Green Municipal Fund capital project funding.
- Government of Canada's Enabling Accessibility Fund.
- Investor Basics & Beyond Workshops for Fall 2018.
- The Basics of the LAS Natural Gas Program.
- Careers with York Region and Northumberland County.

Provincial Matters

On July 1, 2018, <u>four Construction Act regulations</u> come into effect that will have impact on municipalities and the public sector.

Federal Matters

FCM's <u>Green Municipal Fund</u> (GMF) finances capital projects that improve air, water, and soil and reduce greenhouse gas emissions. Loans are combined with grants from \$5-10 million for environmental capital projects related to: energy efficiency and recovery; water quality and conservation; transportation and fuel efficiency; waste management and diversion. Deadline to apply: August 1, 2018.

A grant of up to \$100,000 through the <u>Enabling Accessibility Fund</u> (EAF) program is available to improve accessibility and safety in the workplace for current or future employees with disabilities. Municipalities with a population under 125,000, as per the 2016 census data, are eligible. Deadline to apply: July 26, 2018.

Eye on Events

ONE Investment is pleased to offer <u>one-day seminars</u> across the province with content that includes updated information to help you develop your understanding of the fundamentals of investing.

LAS

Last Tuesday LAS hosted a webinar titled the Basics of the LAS Natural Gas Program. Topics include hedging, risk management, as well as the various cost components of the program. If you were unable to attend, you can now <u>view the recorded webinar</u>.

Careers

Research and Policy Analyst #22579 - Region of York. Location: Community & Health Services Department, Paramedic & Seniors Services Branch, East Gwillimbury. Additional information: this is a full-time, union position. Please apply by by July 4, 2018, quoting competition #22579.

<u>Engineer-in-Training (EIT) - Northumberland County.</u> Permanent, full-time position. When emailing application, indicate source you found this posting in and ensure cover letter, résumé, and any other supporting documents are submitted in one file (preferably MS Word or Adobe (.pdf)). Submit your application by 4:30 pm, July 20, 2018 to: Human Resources, County of Northumberland, 555 Courthouse Road, Cobourg, ON K9A 5J6. Email: hr@northumberlandcounty.ca; fax: 905.372.3046.

Forting to Total Color North Color 100 or 10

application, indicate what source you found this posting in and ensure your cover letter, résumé, and any other supporting documents are submitted in one file (preferably MS Word or Adobe (.pdf)). Submit your application by 4:30 pm, July 20, 2018 to: Human Resources, County of Northumberland, 555 Courthouse Road, Cobourg, ON K9A 5J6. Email: hr@northumberlandcounty.ca; fax: 905.372.3046.

About AMO

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

AMO Contacts

AMO Watch File, Tel: 416.971.9856

Conferences/Events

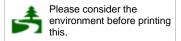
Policy and Funding Programs
LAS Local Authority Services

MEPCO Municipal Employer Pension Centre of Ontario

Media Inquiries, Tel: 416.729.5425

Municipal Wire, Career/Employment and Council Resolution Distributions

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



Association of Municipalities of Ontario 200 University Ave. Suite 801,Toronto ON Canada M5H 3C6 To unsubscribe, please <u>click here</u>





BY-LAW NO. 2018-0038

A By-law to delegate authority relating to assessment and taxation appeal matters to the Town Treasurer or his/her designate

WHEREAS Section 39.1(8) and 40 (1) of the Assessment Act allows a municipality to complain to the Assessment Review Board (ARB) regarding the assessment value of a property;

AND WHEREAS Section 227 of the Municipal Act 2001 states that it is the role of the officers and employees of the municipality to carry out duties required under any Act and duties assigned by the Municipality;

AND WHEREAS the Council of the Town of Halton Hills reviewed the provision of assessment and taxation appeals and considers it desirable for the purpose of efficient management and service delivery to delegate to staff the authority relating to assessment and taxation appeals, to commence and file notices of appeal, to attend before the Assessment Review Board (ARB) on behalf of the Town, to execute settlement agreements or to withdraw any appeals filed by the Town.

AND WHEREAS on July 9, 2018, Council for the Town of Halton Hills approved Report No. CORPSERV-2018-0035, dated June 18, 2018, in which certain recommendations were made relating to the Delegation of Authority relating to assessment and taxation appeal matters..

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

- 1. The authority to commence and file notices of appeal on behalf of the Town of Halton Hills with the Assessment Review Board (ARB) from time to time, for properties where the assessment is considered to be too high, too low, wrongly assessed or for properties that have been omitted form the assessment roll is delegated to the Town Treasurer or his or her designate.
- The authority to attend before the Assessment Review Board on assessment or taxation appeals filed by the Town of Halton Hills and on appeals filed by another person, entity or agent is delegated to the Town Treasurer or his or her designate.
- 3. The authority to execute settlement agreements reached in the course of a taxation appeal is delegated to the Town Treasurer or his or her designate.
- 4. The authority to withdraw any appeal filed by the Town of Halton Hills should it be determined that it is not in the Town's best interest to proceed, be delegated to the Town Treasurer or his or her designate.
- 5. The following positions at the Town of Halton Hills are identified as designate(s) for the purpose of this by-law:
 - Deputy Treasurer
 - Assessment Appeal Analyst
 - Tax Analyst
 - Property Tax Supervisor

6.	hall be in effect for actions with respect to ls filed for 2018 and subsequent years and which are not yet completed.
BY-LAW July, 201	cil for the Town of Halton Hills this 9 th day of
	MAYOR – RICK BONNETTE
	CLERK – SUZANNE JONES



BY-LAW NO. 2018-0039

A By-law to adopt Amendment No. 33 to the Official Plan of the Town of Halton Hills, 25 James Street (Georgetown), Part of West Half Lot 19, Concession 8, Town of Halton Hills, Regional Municipality of Halton (File: D09OPA17.002)

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 9, 2018 Council for the Town of Halton Hills approved Report No. PLS-2018-0045, dated June 6, 2018, in which certain recommendations were made relating to 25 James Street (Georgetown).

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

- 1. That Amendment No. 33 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 9th day of July, 2018.

MAYOR – RICK BONNETTE
CLERK – SUZANNE JONES

OFFICIAL PLAN AMENDMENT No. 33

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

AMENDMENT NO. 33 TO THE OFFICIAL PLAN OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 33 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 2018-0039 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 – R. Bonnette CLERK – S. Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to allow the development of a six (6) townhouse dwelling units with a height of three (3) storeys on the lands municipally known as 25 James Street ("subject lands") within the Georgetown Urban Area of the Town of Halton Hills.

Under the Town of Halton Hills Official Plan the subject lands are currently designated *Downtown Complementary Sub Area.*

The approved policies for the Official Plan provide for a townhouse development at a density not exceeding 30 units per hectare. The proposed development results in a residential density which is calculated at 39.3 units per hectare.

The Amendment proposes to add a new Special Exemption to allow for an increase in the maximum allowable density of the development.

LOCATION AND SITE DESCRIPTION

The subject site is legally described as Part of West Half of Lot 19, Concession 8, Town of Halton Hills, Regional Municipality of Halton and is municipally known as 25 James Street (Georgetown). The 0.152 hectare (0.37 acre) property is located on the south side of James Street, west of Main Street South in the Community of Georgetown.

Surrounding land uses to the property include:

To the North: Low density single detached residential dwellings

• To the East: Medium Density, 3-storey townhouses

• To the South: Edith Street Municipal Parking Lot accessed from Mill Street

• To the West: Remembrance Park

The subject lands are currently vacant.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. 33 of the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

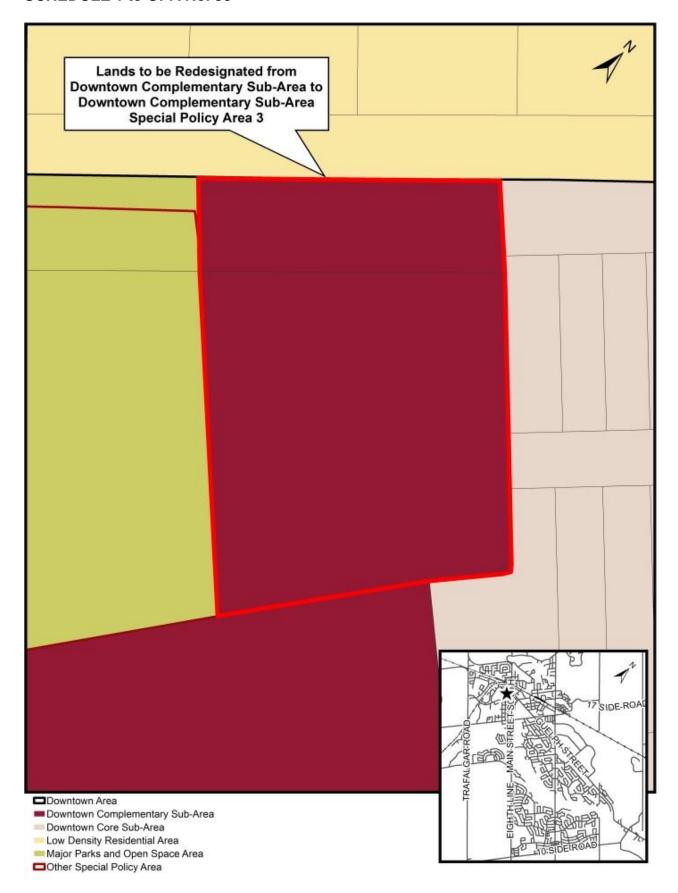
The Official Plan for the Town of Halton Hills is amended as follows:

- 1. That Schedule A4 Georgetown Downtown Area Land Use is hereby amended by marking with a number "3" and adding a solid red line around the lands shown in Schedule '1' to this amendment, municipally known as 25 James Street (Georgetown).
- 2. That Section D2.5.1.5.3, Residential Uses, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

"D2.5.1.10.3 Special Policy Area 3

The maximum permitted residential density shall not exceed 40 units per net hectare."

SCHEDULE 1 to OPA No. 33





A By-law to Amend Zoning By-law 2010-0050, as amended, for the lands described as Part of West Lot 19, Concession 8, Town of Halton Hills, Regional Municipality of Halton 25 James Street (Georgetown)

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

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

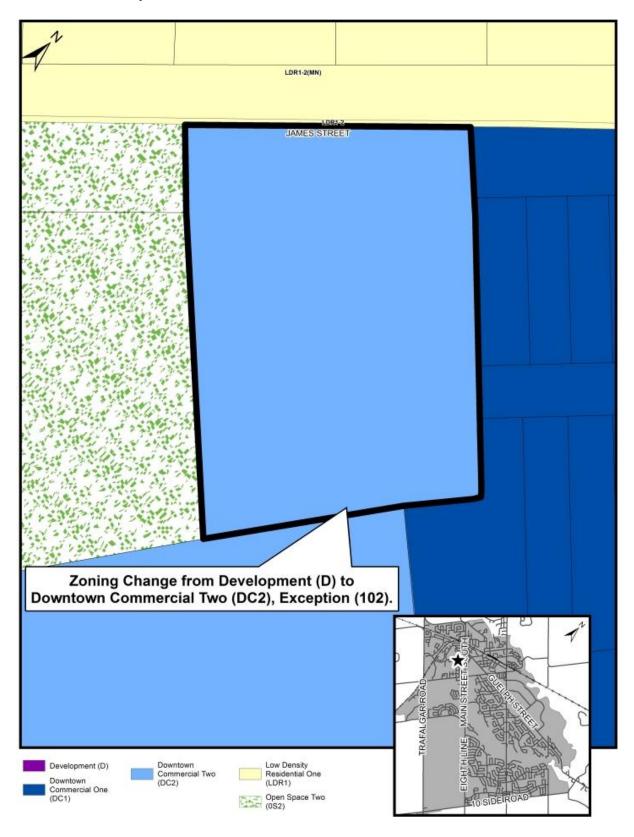
AND WHEREAS said recommendation will conform to the Official Plan for the Town of Halton Hills;

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

- That Schedule "A4" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of West Lot 19, Concession 8, Town of Halton Hills, Regional Municipality of Halton, municipally known as 25 James Street (Georgetown) from a Development (D) Zone to Downtown Commercial Two Exception (DC2(102)) Zone as shown on Schedule "1" attached to and forming part of this By-law;
- 2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provisions contained in Schedule "2" attached to and forming part of this By-law.

MAYOR – RICK BONNETTE
CLERK – SUZANNE JONES

SCHEDULE 1 to By-law 2018-0040



SCHEDULE 2 to By-law 2018-0040

13.1 EXCEPTIONS

1	2	3	4	5	6	7
Exception	Zone	Municipal	Additional	Only Permitted	Uses	Special Provisions
Number		Address	Permitted	Uses	Prohibited	
400	DOO	05 1	Uses	(i) Taxaabaaaa		(i) Manipagna and a set
102	DC2	25 James Street		(i) Townhouse dwelling units		(i) Maximum number of townhouse dwelling
By-law		(Georgetown)		accessed by a		units – 6 units;
2018-				Private Lane,		·
0040				wherein the Private Lane is owned by a		(ii) Maximum <i>Height</i> – 11 metres and 3- storeys;
				Common Element Condominium Corporation, and accessory		(iii) Minimum Required Front Yard – 1.87 metres;
				uses, buildings and structures.		(iv) Maximum Required Front Yard – 3.0 metres;
						(v) Minimum Required Rear Yard – 5.5 metres;
						(vi) For the purposes of this Zone, "Interior Side Yard" and "Lot Frontage" shall not apply to internal lot lines within a Common Element Condominium;
						(vii) Minimum Private Lane Width – 5.5 metres;
						(vii) Minimum Required Visitor Parking Spaces – 7 spaces.



A By-law to Amend Zoning By-law 2010-0050, as amended, for lands described as Lots 3 and 4, Plan 1269, Except Parcels J and K, Plan 92, and Parts 1, 2 and 4, Plan 20R-18893, Town of Halton Hills, Regional Municipality of Halton 249-251 Guelph Street (Georgetown)

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

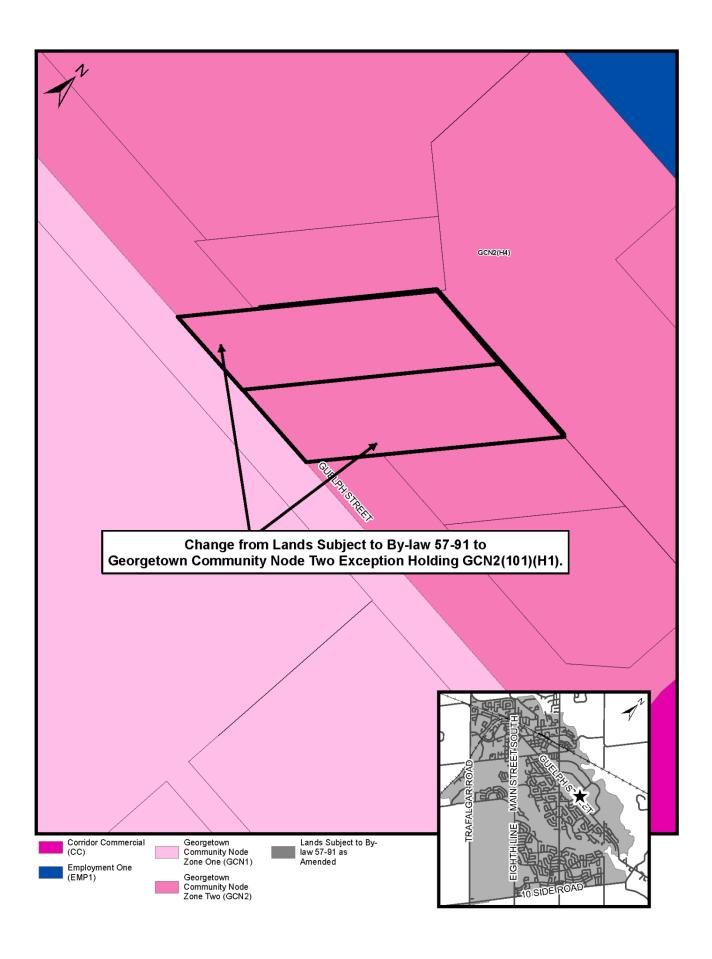
AND WHEREAS on July 9, 2018, Council for the Town of Halton Hills approved Report No. PLS-2018-0057, dated June 13, 2018, in which certain recommendations were made relating to the Zoning By-law Amendment;

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

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

- 1. That all the provisions of Zoning By-law 57-91 of the Town of Georgetown insofar as they apply to the lands described as Lots 3 and 4, Plan 1269, Except Parcels J and K, Plan 92, and Parts 1, 2 and 4, Plan 20R-18893, Regional Municipality of Halton, municipally known as 249-251 Guelph Street (Georgetown), are hereby repealed;
- 2. That Schedule "A5" of Zoning By-law 2010-0050, as amended, is hereby further amended by zoning the lands described as Lots 3 and 4, Plan 1269, Except Parcels J and K, Plan 92, and Parts 1, 2 and 4, Plan 20R-18893, Regional Municipality of Halton, municipally known as 249-251 Guelph Street (Georgetown) as Georgetown Community Node Two Exception Holding (GCN2(101)(H1)) Zone as shown on Schedule "1" attached to and forming part of this By-law; and
- 3. That Table 13.1: Exceptions is hereby amended by adding the Exception Provisions contained in Schedule "2" attached to and forming part of this Bylaw.

MAYOR – RICK BONNETTE	
WINTER TRIOR BOTTINE	
CLERK – SUZANNE JONES	



SCHEDULE 2 to By-law 2018-0041

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
101	GCN2 (H1)	249-251 Guelph Street (Georgetown)				i. A minimum 1.5 metre wide planting strip adjacent and parallel to the streetline is required for any portion of the required 1.5 metre wide area that is not the site of a building.



A By-law to authorize the Town to enter into a License Agreement with CRH Canada Group Inc. to allow road crossings for the Acton Quarry

WHEREAS Municipal Act, 2001, S.O. c. 25, as amended authorizes a municipality to enact by-laws for the purpose of entering into agreements for the purposes of the municipality;

AND WHEREAS the Town has jurisdiction over the public highways that allow vehicular and pedestrian access to the lands operated by the Acton Quarry (herein after called the "Road");

AND WHEREAS CRH Canada Group Inc. is desirous of installing the apparatus necessary to create underground crossings at several separate locations under the Road to facilitate a private water management system for the benefit of the Acton Quarry; and operating off-road quarry vehicles on and across specified sections of the Road while those sections continue to be open to the public;

AND WHEREAS Council for the Town deems it necessary to enter into a License Agreement with CRH Canada Inc. to grant the permission requested herein to facilitate the operation of the Acton Quarry;

AND WHEREAS on July 9, 2018, Council for the Town of Halton Hills approved Report No. PDS-2018-0053 dated June 11, 2018, in which certain recommendations were made relating to the permissions by CRH Canada Inc. for the crossing of certain Roads to facilitate the operations at the Acton Quarry.

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

- 1. THAT the Mayor and Clerk are hereby authorized to execute the License Agreement with CRH Canada Group Inc. dated May 20, 2018 to permit the installation and maintenance of the apparatus necessary to create underground crossings at several separate locations under the Road to facilitate a private water management system for the benefit of the Acton Quarry; and the operation of offroad quarry vehicles on and across specified sections of the Road while those sections continue to be open to the public for a period of 10 years, as set out in the Agreement.
- 2. AND THAT upon request by CRH Canada Group Inc., the Town be authorized to exercise the option to grant a further 10-year extension of the License Agreement, at the sole discretion of the Commissioner of Transportation & Public Works, or such senior management staff having such authority at the time of the request.

MAYOR – RICK BONNETTE	
CLERK – SUZANNE JONES	



A By-law to provide that Section 50 of the Planning Act, R.S.O. 1990, does not apply to Part of Lots 49 and 50 and Part of Block B, Registered Plan 617 shown as Parts 1 -4 on 20R-21128

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 or block 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 Part of Lots 49 and 50 Part of Block B, Registered Plan 617 from those provisions of the Planning Act dealing with part lot control, for the purposes of conveying ownership of the portion of the lands shown as Parts 1-4, 20R-21128;

AND WHEREAS on July 9, 2018 Council for the Town of Halton Hills adopted Report No. PLS-2018-0056 dated June 6, 2018, in which certain recommendations were made relating to exemption from S. 50 of the Planning relating to part lot control.

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 49 and 50 and Part of Block B, Plan 617, 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 9th day of July, 2019, unless otherwise extended in accordance with Subsection 7.4 of Section 50 of the Planning Act, R.S.O. 1990.

MAYOR – RICK BONNETTE
CLERK – SUZANNE JONES

SCHEDULE "A" TO BY-LAW 2018-0043

Firstly

PIN: 25056 - 0137 (LT)

Part of Block B, Registered Plan 617, shown as Part 1, 20R-21128, Town of Halton Hills, Regional Municipality of Halton;

Secondly

PIN: 25056 - 0005 (LT)

Part of Lots 49 and 50, Registered Plan 617 shown as Parts 2, 3 and 4, 20R-21128, Town of Halton Hills, Regional Municipality of Halton.



A By-law to permit an exception to Interim Control By-law 2017-0070 for the property with the municipal address of 9 Bennett Place, Glen Williams.

WHEREAS on November 27, 2017, Council for the Town of Halton Hills enacted Interim Control By-law No. 2017-0070 to control the erection of, or additions resulting in, any large scale single-detached dwellings within defined areas of Glen Williams for a period of one year.

AND WHEREAS on November 27, 2017, Council for the Town of Halton Hills approved Report No. PLS-2017-0027, dated October 24, 2017, in which certain recommendations were made relating to a process for allowing exceptions to Interim Control By-law 2017-0070.

AND WHEREAS on July 9, 2018, Council for the Town of Halton Hills approved Report No. PLS-2018-0049, dated June 4, 2018, in which certain recommendations were made relating to an exception to the Interim Control By-law 2017-0070 for 9 Bennett Place, Glen Williams.

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

- 1. Interim Control By-law 2017-0070 is hereby amended by adding the following section:
 - "5F. Notwithstanding Section 1 of this By-law, on the lands described as 9 Bennett Place, Glen Williams, there shall be permitted the construction of a two-storey dwelling resulting in a total Gross Floor Area of the principal building not exceeding 346 square metres."

MAYOR – RICK BONNETTE	
CLERK – SUZANNE JONES	



A By-law to remove the Holding (H) Provision from Zoning By-law 2010-0050, as amended by By-law 2017-0045, for the lands described as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton

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

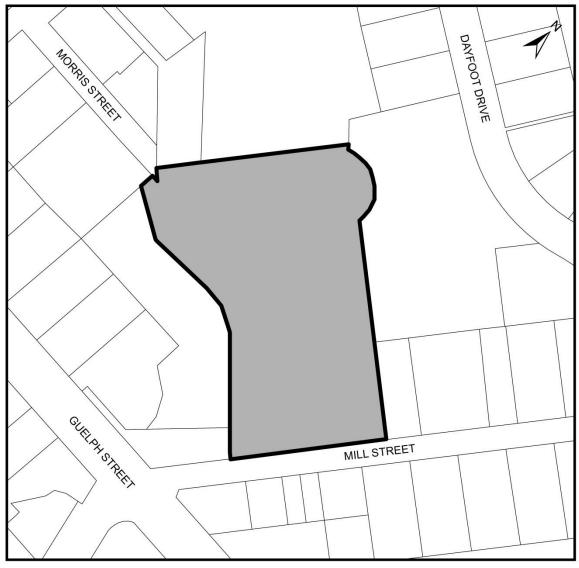
AND WHEREAS notice of removal of the Holding Provision has been provided in accordance with the provisions of the Planning Act, R.S.O. 1990;

AND WHEREAS Council has recommended that the Holding (H) Provision be removed from Zoning By-law 2010-0050, as amended by By-law 2017-0045, as hereinafter set out;

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

- 1. That Schedule "A3-1" of Zoning By-law 2010-0050, as amended by By-law 2017-0045, be amended by removing the Holding (H18) Provision from the lands described as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule "1" of this By-law.
- 2. This By-law shall become effective from and after the date of passing hereof.

MAYOR – RICK BONNETTE
CLERK – SUZANNE JONES



<u>Legend</u>

Holding Provision (H) to be removed.



A By-law to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 00-138, for the lands described as Part Lot 15, Concession 5 TNS, Parts 2, 3, 4, 5 & 7, Town of Halton Hills, Regional Municipality of Halton7856 Fifth Line South

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

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

AND WHEREAS Council has recommended that the Holding (H) Provision be removed from Zoning By-law 57-91, as amended by By-law 00-138, as hereinafter set out.

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

- 1. That Schedule "1" of Zoning By-law 57-91, as amended by By-law 00-138, be amended by removing the Holding (H) Provision for the lands described as Part Lot 15, Concession 5 TNH, Parts 2, 3, 4, 5 & 7, Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule "1" of this By-law.
- 2. This By-law shall become effective from and after the date of passing hereof.

MAYOR – RICK BONNETTE
CLERK – SUZANNE JONES



<u>Legend</u>

Holding Provision (H) to be removed.



A By-law to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 00-138, for lands described as Part Lot 15, Concession 6 Trafalgar

Town of Halton Hills, Regional Municipality of Halton

40 Westbridge Drive (Esquesing)

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

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

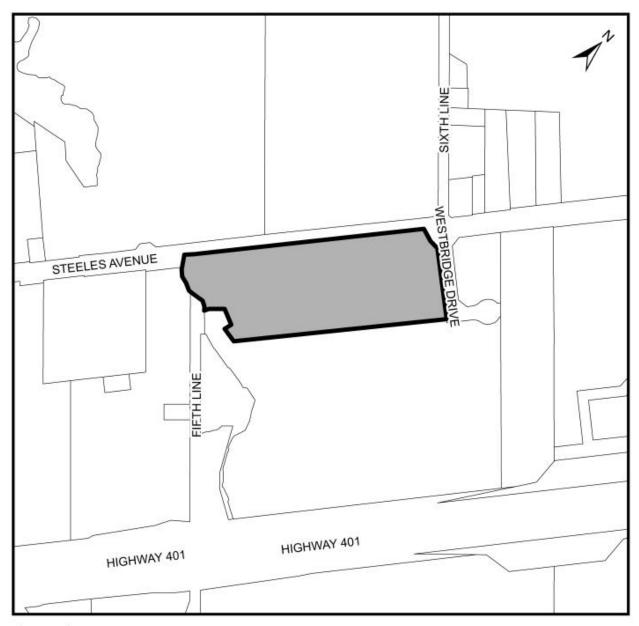
AND WHEREAS Council has recommended that the Holding (H) Provision be removed from Zoning By-law 57-91, as amended by By-law 00-138, as hereinafter set out;

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

- 1. That Schedule "1" of Zoning By-law 57-91, as amended by By-law 00-138, is hereby further amended by removing the Holding (H) Provision for the lands described Part Lot 15, Concession 6 Trafalgar, Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule "1" attached to and forming part of this By-law; and
- 2. This By-law shall become effective from and after the date of passing hereof.

MAYOR – RICK BONNETTE
CLERK – SUZANNE JONES

Schedule 1 to By-law 2018-0047



Legend

Holding Provision (H) to be removed.



A By-law to adopt Amendment No. 32 to the Official Plan of the Town of Halton Hills – Vision Georgetown Secondary Plan

WHEREAS on July 9, 2018, Council for the Town of Halton Hills adopted Report No.PLS-2018-0037, dated June 22, 2018, in which certain recommendations were made relating to Vision Georgetown.

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

- 1. That Amendment No. 32 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.
- 2. That the Town Clerk is hereby authorized and directed to make application to the Region of Halton for the approval of Amendment No. 32 to the Official Plan of the Town of Halton Hills.

MAYOR - RICK B	ONNETTE	
CLERK - SUZANN	NE JONES	

AMENDMENT NO. 32 TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

Vision Georgetown

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2018-0048

A By-law to adopt Amendment No. 32 to the Official Plan of the Town of Halton Hills – Vision Georgetown Secondary Plan

The Council of the Corporation of the Town of Halton Hills, in accordance with the Provisions of the Planning Act, 1990, R.S.O., c.P.13, as amended, hereby enacted as follows:

- 1. That Amendment No. 32 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.
- 2. That the Town Clerk is hereby authorized and directed to make application to the Region of Halton for the approval of Amendment No. 32 to the Official Plan of the Town of Halton Hills.

MAYOR – R. Bonnette	
CLERK – S. Jones	

AMENDMENT NO. 32 TO THE OFFICIAL PLAN OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 32 to the Official Plan of the Town of Halton Hills by By-law 2018-0048 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 – R. Bonnette	CLERK – S. Jones



VISION GEORGETOWN SECONDARY PLAN







TABLE OF CONTENTS	H6.2 GUIDING PRINCIPLES 13
TABLE OF CONTENTS	H6.3 EXCELLENCE IN COMMUNITY LIVING
PART 1 - THE PREAMBLE4	13
	H6.4 COMMUNITY STRUCTURE 14
(THIS SECTION IS NOT PART OF THE SECONDARY PLAN)4	H6.5 AMOUNT OF PLANNED GROWTH 15
VISION GEORGETOWN LANDS ADDED TO URBAN AREA IN 20094	H6.6 IMPLICATIONS OF PLANNED DENSITY ON BUILT FORM 16
WORK PLAN THAT LED TO PREPARATION OF SECONDARY PLAN5 DEVELOPING THE SECONDARY PLAN6	H6.7 SUSTAINABLE DEVELOPMENT 16 H6.7.1 INTRODUCTION
BUILDING BLOCKS	H6.8 DESIGNING STREETS FOR ACTIVE TRANSPORTATION 22 H6.9 BUILT FORM AND THE PRIVATE
LOCAL COMMERCIAL MIXED USE AREA9 DISTRIBUTION OF RESIDENTIAL USES9 SCHOOLS AND PARKLAND	H6.10 COMMUNITY CORE
PART 2 - THE AMENDMENT12	H6.10.3 COMMUNITY HUBS24 H6.10.4 COMMUNITY USES IN THE COMMUNITY CORE25
ITEM 1: 12	H6.11 LAND USE DESIGNATIONS IN THE COMMUNITY CORE
ITEM 2: 12	H6.11.1 OVERVIEW25 H6.11.2 CORE COMMERCIAL AREA26
ITEM 3:12	H6.11.3 HIGH DENSITY RESIDENTIAL MIXED USE AREA26 H6.11.4 LOCAL COMMERCIAL MIXED USE
ITEM 4: 12	AREA27 H6.11.5 MEDIUM DENSITY RESIDENTIAL
ITEM 5: 12	(IN COMMUNITY CORE)28 H6.11.6 MAJOR INSTITUTIONAL AREA .29 H6.11.7 MAJOR PARKS AND OPEN SPACE
ITEM 6: 12	AREA29
H6 VISION GEORGETOWN SECONDARY PLAN12	H6.12 LAND USE DESIGNATIONS OUTSIDE OF THE COMMUNITY CORE
H6.1 VISION STATEMENT12	H6.12.1 OVERVIEW29 H6.12.2 LOW DENSITY RESIDENTIAL AREA30





	MEDIUM DENSITY RESIDENTI	
	COMMUNITY CORE)	
	MIXED USE GATEWAY AREA HIGH DENSITY RESIDENTIAL	
HO. IZ.5	E AREA	22
WIIAED US	AREA MAJOR COMMERCIAL AREA	oz
	OCAL COMMERCIAL MIXED U	
	MAJOR INSTITUTIONAL AREA	
	IATURAL HERITAGE SYSTEM	
	EIGHTH LINE SPECIAL STUD	
	STORMWATER CONVEYANCE	
	?	
OOMMEDO	· · · · · · · · · · · · · · · · · · ·	50
H6.13 SUI	BWATERSHED STUDY	. 36
	PURPOSE	
H6.13.2	EXTENT OF NATURAL HERIT	AGE
SYSTEM (I	NHS)	36
H6.13.2	BUFFERS	37
H6.13.4	ENVIRONMENTAL	
IMPLEMEN	ITATION REPORTS (EIR)	37
H6.13.5	MONITORING	40
	AD NETWORK	
	COLLECTOR ROAD NETWOR	
	ESIGN OF COLLECTOR ROAD	
	STREET A	
	LOCAL ROADS	
	PUBLIC LANEWAYS	
	TREE CANOPY	
	SIDEWALKS	
H6.14.8	ROUNDABOUTS	42
	DEVELOPMENT ADJACENT T	
	ROADS	
H0.15 A	CTIVE TRANSPORTATION	42
⊔4 14 DΛ	RKLAND	12
H6 16 1	AMOUNT AND LOCATION OF	72
	D	
	TYPES OF PARKLAND	
	GENERAL PARKLAND SITING	
	COMMUNITY PARK	
	NEIGHBOURHOOD PARK	
	PARKETTES	
H6.16.7	TOWN SQUARE PARK	44
	CATION OF ELEMENTARY	
SCHOOLS		45
HA 19 FN	EDGV CONSEDVATION AND	

UTILITIES 45

H6.19 HERIT	CULTURAL HERITAGE
H6.20	ACCESSIBILITY 47
H6.21	AFFORDABLE HOUSING 47
	EXISTING LAND USES AND SMALL
LAND H	OLDINGS 48





PART 1 - THE PREAMBLE

(THIS SECTION IS NOT PART OF THE SECONDARY PLAN)

The Vision Georgetown Secondary Plan area is a 412 hectare concession block, bounded by 15 Side Road, Trafalgar Road, 10 Side Road, and Eighth Line/Main Street, as shown on the map below.



VISION GEORGETOWN LANDS ADDED TO URBAN AREA IN 2009

The Province of Ontario, the Region of Halton and the Town of Halton Hills completed a considerable amount of work in the mid and late 2000's to support the inclusion of the Vision Georgetown lands within the Georgetown urban area.

The process started with the release of 'Places to Grow' in 2006, which is a plan for where and how growth will take place in the Greater Golden Horseshoe. Through this plan, an additional 130,000 people and 50,000 jobs were allocated to the Region of Halton between 2021 and 2031.

Following the release of 'Places to Grow', the Region undertook a detailed planning

exercise with the local municipalities ('Sustainable Halton') to determine where and how the population/employment targets would be distributed within the Region. This work resulted in Regional Official Plan Amendment ('ROPA') 38, which allocated population growth approximately 20,000 people to the Town of Halton Hills to be accommodated on new urban land in the form of Greenfield development. ROPA 38 also identified the Vision Georgetown lands as the major location of the new urban Greenfield land for residential purposes as well.

To implement the preferred Sustainable Halton Growth Option as set out in ROPA No. 38, OPA 10 identified 'Designated Greenfield Areas' in Section D6.1 and on A3. includina Schedule а 'Future Residential/Mixed Use' designation adjacent to the existing Georgetown Urban Area. The specific location of these new urban designations is further described in Section D6.3.2:

The Future Residential/Mixed Use Area designation applies to three areas that have been added to the Georgetown Urban Area, as shown on Schedule A3 to this Plan:

- Southwest Georgetown, bounded by Trafalgar Road, 15 Side Road, Eighth Line (Main Street) and 10 Side Road;
- 2. Southeast Georgetown, bounded by Tenth Line, 10 Side Road, and the Hamlet of Norval; and,
- 3. An expansion to the Stewarttown community, bounded by the existing Stewarttown community, the CN railway line, and the Black Creek within the Protected Countryside Area of the Greenbelt Plan.

The Southwest Georgetown area has since been identified by the Town of Halton Hills as the study area for the Vision Georgetown project. In this regard, Section D6.3.3 b) of the Official Plan requires that a Secondary Plan be prepared prior to the approval of any development within this designation.





In terms of the amount of growth expected, the majority of the new Future Residential/Mixed Use Area population will be within the Vision Georgetown lands along with the majority of the new population related jobs in the educational, retail and service sectors that are typically found in residential areas. It is also expected that this growth will occur in the 2021 to 2031 time period.

The Region also identified a desired housing mix for the Vision Georgetown lands through the Best Planning Estimates ('BPE') as set out below:

- 62% low density housing:
- 21% medium-density housing; and
- 17% high-density housing.

For reasons explained later in this section, this Secondary Plan is not able to implement the desired housing mix established by the ROP and the BPE because of the many requirements to set aside land for public purposes.

ROPA 38 also established a Regional Natural Heritage system across the Region and in the case of the Vision Georgetown lands, about 77 hectares was identified. While the policies in the Regional Official Plan in Section 116.1 do permit refinements of the extent of the Regional Natural Heritage System through processes like the Vision Georgetown Secondary Plan, the preidentification of the Regional Natural Heritage System on the lands before the Secondary Plan process was initiated was a consideration through the process.

WORK PLAN THAT LED TO PREPARATION OF SECONDARY PLAN

The process leading to the preparation of this Secondary plan was named 'Vision Georgetown: Leading today, shaping tomorrow', which was intended to express that the new community will be different from what has previously been developed in Halton Hills.

According to Council's vision, as shaped through the Town's earlier Strategic Planning Process, the new community must:

- Be walkable;
- Be cycle-friendly;
- Be less auto dependent;
- Have more people gathering places;
- Have different styles of parks; and
- Have more compact urban design

The Vision Georgetown Secondary Plan is the product of a multi-phase work program that began in 2013. The following were the key phases of the planning initiative:

- Phase One: Project Initiation;
- Phase Two: Background Research and Community Visioning and Land use Concept development;
- Phase Three: Detailed Planning Study;
- Phases Four and Five: Land Use Plan development and Secondary Plan development

The secondary planning process was integrated with a subwatershed planning process, which reviewed and made recommendations on the following:

- Subwatershed characteristics (environmental and land use);
- Natural processes including;
 - Hydrology, hydraulics, and hydrogeology;
 - Fluvial geomorphology;
 - Terrestrial environment (vegetation and wildlife);
 - Aquatic environment (fisheries);
 - Water quality; and
 - o Riparian systems

The product of the above work was a refined Natural Heritage System that reflects and protects through buffers and





enhancement areas the natural heritage features on the ground.

A number of other studies involving multiple disciplines (transportation, servicing, cultural heritage, retail planning, energy planning and financial impact) were also completed, with the list of studies identified in **Appendix 1** to this Secondary Plan

DEVELOPING THE SECONDARY PLAN

The Town retained a consulting team in mid-2013 to initiate the process of developing this Secondary Plan. A number of disciplines were included on the team to ensure that all of the planning and technical requirements were considered and ultimately met in the development of an appropriate Secondary Plan.

Some of the key factors considered in making decisions on the location all land uses in the Secondary Plan included the following:

- The community will have a minimum density that is higher than recently developed urban areas in Georgetown;
- A higher percentage of medium and high density housing is required on the Vision Georgetown lands to meet Provincial and regional density requirements than has been provided in other newer urban areas of Georgetown;
- The need for new retail uses to serve the new population;
- The need for new parks, schools and other community facilities; and,
- Trafalgar Road, 10 Side Road, the Eighth Line and the 15 Side Road will all be upgraded and will look very different than they do today as a consequence of the development of the Vision Georgetown lands

Following a review of the background materials in late 2013 and early 2014 and

the holding of several public consultation events, draft Vision and Guiding Principles for the Vision Georgetown lands were established.

In this regard, the draft vision statement was: To Be the New Community of Choice. The vision then goes on to say the following "The Vision Georgetown Community is an inspiring new community; distinctive in the way it looks and functions, fostering neighbourliness, healthy lifestyles, economic prosperity and local pride. It is a resilient, sustainable, complete, compact community, with a thriving natural heritage system. It feels like a small town and is physically connected to the broader Community of Georgetown and the Town of Halton Hills. It honours the rich heritage of the Town, emphasizes people, and provides choices for day-to-day living. Overall, the Vision Georgetown Community is an exceptional, forwardthinking, and innovative model for new community development."

A series of 14 Guiding Principles were also established at that time and they further articulated how the established vision should be implemented in the planning process through the ultimate development of the new urban area. These 14 guiding principles are below:

- To design a community that is connected internally and integrated with the rest of Georgetown, and other surrounding communities, through a network of roads, paths and trails.
- 2. To provide wide range of residential, commercial, and institutional uses, in a manner that reduces the need for an automobile to meet the daily needs of life.
- 3. To protect existing natural heritage features and areas, and their associated ecological functions, and identify a linked natural heritage and open space system.
- 4. To create distinct neighbourhoods that feature community focal points





and bring people and activities together.

- 5. To provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes.
- To provide adequate retail and service commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians.
- 7. To encourage a high standard of design that reflects existing small town character, creates a sense of place, and contributes to civic pride.
- 8. To ensure convenient access to a range of types and sizes of parks and public spaces, which provide opportunities for recreation, neighbourliness, community events, and cultural activities.
- 9. To provide a range of accessible community facilities in a timely manner and to co-locate these facilities where possible.
- 10. To establish a transportation system that safely and efficiently accommodates different forms of travel (including automobiles, walking, and cycling) and plans for future public transit.
- 11. To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.
- 12. To ensure new infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational, and financial requirements.
- 13. To apply sustainable development practices and encourage innovation, in order to maximize resource and energy conservation.
- 14. To conserve key cultural and built heritage resources as a vital link to our rich history.

Following the Council endorsement of the Vision and the Guiding Principles in February 2014, three land use concepts were established and consultations with the public were held at the time to solicit comments. A summary of the comments received in those consultation sessions was completed in June 2014.

BUILDING BLOCKS

A discussion of the building blocks that led to the development of this Secondary Plan is below.

NATURAL HERITAGE SYSTEM

As a consequence of the need to ensure that the boundaries of the Regional Natural Heritage System, which included lands subject to flooding particularly in the southwest corner of the Vision Georgetown lands was appropriately studied, the focus of the work between the middle of 2014 through to early 2018 was on the establishment of those development limits. The product of this extensive technical exercise was the Southwest Georgetown Subwatershed Study that was completed in May 2017 and a Subwatershed Study Addendum completed on June 13, 2018.

With the Subwatershed Study completed, the Town then turned to the main task at hand, which was the development of a Land Use Plan that would implement the Vision and Guiding Principles established at the outset of the process and establish in a more concrete way how the community will be designed and what it will look like. This also involved the consideration of the extensive comments that were received in 2014 on the three concept plans.

The extent of the Natural Heritage System that was developed by the Subwatershed Study on the Vision Georgetown lands is both an opportunity and a constraint.

While development is generally not permitted within the Regional Natural Heritage System, development for conservation purposes or other compatible development may be permitted including development/site alteration associated





with passive recreation, restoration and landscape enhancement works.

As a consequence, the opportunity existed as part of the development of the Land Use Plan to maintain a protected and linked natural heritage system, including a continuous system of trails and connections through the Vision Georgetown lands to provide for the connectivity as articulated in Guiding Principles 1, 3, 8 and 10.

ROAD NETWORK

The next factor considered was the road network.

In this regard, initial transportation assessments determined that a key requirement of the future development of the Vision Georgetown lands should involve one continuous north-south collector road that would provide for north-south travel through the Vision Georgetown lands and which would be primary route for transit when it is introduced.

In addition, and given the rectangular shape of the Vision Georgetown lands, it was also determined that there be three east-west collector roads extending between the Eighth Line and Trafalgar Road to provide east-west connectivity.

Establishing these four key collector roads as the spines of the new community also implements Guiding Principles 1, 4, 8, 10 and 12.

COMMUNITY CORE

There was a desire expressed throughout the public consultation process for a Community Core area that would serve as a focal point of the community.

With the above in mind, the Community Core extends along Street A between Streets B and C. The intent is to create a linear north-south Community Core that has at its centre the secondary school, the community park, the Town Square Park and the community centre/library.

Also included in the Community Core are high-density residential mixed use areas that are concentrated at the northern and southern extent of the Community Core. Within these buildings, provision will be made for non-residential uses on the ground floor. In addition to the above, a Core Commercial area is also planned, with non-residential uses being required on the ground floor.

The northern extent of the Community Core area is also located 250 metres to the east of the intersection of Trafalgar Road and Street B where a local commercial mixed use area is proposed. It is anticipated that this local commercial mixed use area will be the site of a number of retail uses, including potentially a food store and a drug store and similar types of uses. Notwithstanding its location on Street B, a more detailed review of its location will be carried out as part of the Community Core planning process required by the Secondary Plan.

Prior to the consideration of individual applications within the Community Core, a Community Core Plan will be required to guide development applications. The Community Core Plan will be prepared to the satisfaction of Council and contain the following:

- a) A detailed overall land use plan, identifying the location of all of the proposed uses and in particular the location of medium and high density residential uses;
- A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements; and
- c) A feasibility study on the establishment a cogeneration plant (also known as CHP Combined Heat & Power) in the Community Core area.

A key element of the Community Core Plan will involve demonstrating how various land uses can share amenities such as open space and other facilities such as parking





and loading areas. In this regard, the colocation of uses within buildings and on individual properties is strongly encouraged. In addition, barriers between public uses, particularly between parks and schools should be eliminated wherever possible.

MAJOR COMMERCIAL AREA

Once the Natural Heritage System, the collector road network and the community core area with its associated uses was established, the next element of the plan that had to be determined was the location of the one major commercial area which would be the site of a larger food store and related retail uses.

Given that Guiding Principle 6 requires that retail needs be established in a timely manner in the new urban area, locating this major commercial area in an area anticipated to be within an early phase of the development was considered crucial.

In addition, it was determined that such a major commercial area had to be located on an arterial road to provide the basis for its success and that it should be located in a manner that could easily benefit the existing community of Georgetown South. As a consequence of the above, the major commercial area was located in the southeast corner of the Vision Georgetown lands at the intersection of the Eighth Line and 10 Side Road.

LOCAL COMMERCIAL MIXED USE AREA

In addition to the local commercial area mixed use area on Trafalgar Road and within the Community Core, a second local commercial mixed use area was located at the intersection of the Eighth Line and the extension of Miller Drive (Street B) to provide opportunities for retail and other service uses in this part of the Vision Georgetown lands.

DISTRIBUTION OF RESIDENTIAL USES

With the above elements in place, the next task involved distributing the residential development types throughout the Vision Georgetown area. In this regard, the following categories were established:

- Low density residential area single and semi-detached dwellings with permissions for townhouse dwellings accessed by either a street or a lane;
- Medium density residential area street townhouses, block townhouses, stacked townhouses, back to back townhouses and walk-up apartments accessed either by a street or rear lane;
- High density mixed use mid-rise apartment buildings with permissions for ground floor retail.

In order to support the new Community Core area, high-density mixed use areas are located near the intersections of Streets A and B and Streets A and C. One other high-density residential mixed use area is located to the north of the major commercial site.

Medium density areas are distributed throughout the Secondary Plan area and are located on the Arterial and Collector Roads.

SCHOOLS AND PARKLAND

Once a determination of where the medium and high-density development would be ideally located, the next step in the process was the identification of where the five required elementary schools should be located along with an associated neighbourhood or local park.

In this regard, they were distributed throughout the Vision Georgetown lands in a manner to enable students to walk to school. In addition, the elementary schools were all located on collector roads to provide ease of access for school busses and motor vehicles as well.

Other parkland was distributed through the Vision Georgetown lands to access to parkland within a 500 metre distance of residential areas. In this regard, three types of parks are proposed.





One Community Park that has an area of approximately 8.0 hectares is proposed in the vicinity of the community core. It is anticipated that this Community Park will contain sports fields and other amenities that would be used by all of the new residents.

Five Neighbourhood Parks are also Each of these parks are proposed. proposed to be located adjacent to proposed elementary schools to maximize efficiencies and encourage the sharing of amenities. A number of Parkettes are also proposed and they are located in key locations within residential neighbourhoods.

STORMWATER MANAGEMENT

Once the general arrangement of lands uses was determined, potential stormwater management facility locations identified. These are required to ensure that all stormwater that is generated from development on the site is treated from both a quality and quantity perspective on the Vision Georgetown lands, and directed appropriate receiving (watercourses and other natural features). In this regard stormwater management facilities should use contemporary and innovative technologies, be located to maximize efficiency and support natural systems, be combined where possible to reduce the number of facilities, and be sized to minimize land consumption.

In addition to the above, it was determined that a floodplain/watercourse solution was required to accommodate flows from lands to the west of Trafalgar Road and in this regard, a Stormwater Conveyance Corridor has been identified on the east side of Trafalgar Road on the Vision Georgetown lands and special policies for this area are included in the Secondary Plan.

FINAL LAND USE DISTRIBUTION

The requirement to protect lands within the natural heritage system from development and the need to ensure lands are set aside for roads, schools, parks and stormwater management has an impact on the amount of land actually available for development. In this regard, about 57% of the lands within the Vision Georgetown lands are required for public purposes as shown on the table below:

PUBLIC LAND		
Schools	21.23	
Library/Community Centre	2.00	
Parkland (includes cemetery)	21.14	
Roads	78.18	
Stormwater Management	30.00	
Natural Heritage System	71.40	
Stormwater Conveyance Channel	11.00	
TOTAL PUBLIC LAND	234.95	
DEVELOPABLE LAND		
Low Density	112.50	
Medium Density	40.67	
High Density	9.68	
Commercial	11.04	
8th Line Special Study Area	3.30	
TOTAL DEVELOPABLE LAND	177.19	
TOTAL LAND AREA	412.14	
PUBLIC LAND	57.01%	
PRIVATE LAND	42.99%	

The need to set aside 57% of the land area for public purposes, along with the requirement to plan for 60 residents and jobs per hectare as per the Growth Plan has had an impact on the housing mix established by ROPA 39 and the BPE. Below is an estimate of the number of housing units and people anticipated by this Secondary Plan:

	Units	Population
Low Density	2,925	9,519
Medium Density	2,705	6,669
High Density	1,016	1,759
Total	6,646	17,946





It is noted that there will also be permissions for accessory apartments in all low-density dwelling units and based on past trends, the potential exists for accessory dwellings to be in about 10% of the single detached dwellings (potential is therefore 293 additional units). In addition to the above, the potential for residential development on the major commercial and local commercial mixed-use sites has not been factored into the analysis because such development is considered a longer-term prospect.

On the basis of the above, the table below shows the actual housing mix proposed compared to the BPE:

HOUSING MIX		
	Secondary Plan	BPE
Low	44.01%	62%
Medium	38.71%	21%
High	15.29%	17%
	6,646	100%



PART 2 - THE AMENDMENT

ITEM 1:

Section D6.3.2 of the Town of Halton Hills Official Plan is amended by replacing the word "three" with "two" in the first sentence, deleting the first bullet point, and adding the following sentence at the end of the section:

"The Southwest Georgetown lands bounded by Trafalgar Road, 10 Side Road, Eighth Line, and 15 Side Road, known as Vision Georgetown, are designated Vision Georgetown Area and are the subject of detailed Secondary Plan policies contained in Section H6 of this Plan."

ITEM 2:

Section D6.3.3 of the Town of Halton Hills Official Plan is amended by the addition of the following sentence at the end of the section:

"A Secondary Plan has been prepared for the portion of the Future Residential/Mixed Use Area bounded by Trafalgar Road, 10 Side Road, Eighth Line, and 15 Side Road, known as Vision Georgetown, and is contained in Section H6 of this Plan."

ITEM 3:

Section H1 of the Town of Halton Hills Official Plan is amended by the addition of the following bullet at the end of the existing section:

Vision Georgetown Secondary Plan".

ITEM 4:

Schedule A3 of the Town of Halton Hills Official Plan (Georgetown Urban Area Land Use Plan) is amended as shown on Schedule 1 attached to and forming part of this Amendment No. 32, by replacing the land use designations in the area bounded by Trafalgar Road, 10 Side Road, Eighth Line, and 15 Side Road with a designation labelled in the Legend as "Vision Georgetown Area (Regional Phasing 2021-2031) - See Section H6".

ITEM 5:

Schedule A3-1 of the Town of Halton Hills Official Plan (Georgetown Built Boundary and Intensification Areas) is amended as shown on Schedule 2 attached to and forming part of this Amendment No. 32, for the area bounded by Trafalgar Road, 10 Side Road, Eighth Line, and 15 Side Road.

ITEM 6:

Section H of the Town of Halton Hills Official Plan (Secondary Plans) is amended by the addition of Section H6, consisting of the following Secondary Plan text and schedules:

H6 VISION GEORGETOWN SECONDARY PLAN

H6.1 VISION STATEMENT

The Vision Georgetown community is an community; inspiring new urban distinctive in the way it looks and functions, fostering healthy lifestyles, neighbourliness, economic prosperity, and local pride. It is a resilient. sustainable, complete, and compact community, with a thriving natural heritage system. It feels like a small Town and is physically connected to the broader community of Georgetown and the Town of Halton Hills. It honours the rich heritage of the Town, emphasizes people, and provides choices for day-today living. Overall, the Vision Georgetown community is an exceptional, forward thinking, and





innovative model for new community development.

H6.2 GUIDING PRINCIPLES

- To design a community that is connected internally and integrated with the rest of Georgetown, and other surrounding communities, through a network of roads, paths and trails.
- 2. To provide wide range of residential, commercial, and institutional uses, in a manner that reduces the need for an automobile to meet the daily needs of life.
- To protect existing natural heritage features and areas, and their associated ecological functions, and identify a linked natural heritage and open space system.
- 4. To create distinct neighbourhoods that feature community focal points and bring people and activities together.
- To provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes.
- 6. To provide adequate retail and service commercial development in a timely manner through various commercial areas, which are designed for people and pedestrians.
- 7. To encourage a high standard of design that reflects existing small town character, creates a sense of place, and contributes to civic pride.
- 8. To ensure convenient access to a range of types and sizes of parks and public spaces, which provide opportunities for recreation, neighbourliness, community events, and cultural activities.
- 9. To provide a range of accessible community facilities in a timely manner and to co-locate these facilities where possible.
- 10. To establish a transportation system that safely and efficiently

- accommodates different forms of travel (including automobiles, walking, and cycling) and plans for future public transit.
- 11. To provide opportunities for local economic development in a manner that fosters competitiveness and a prosperous business environment.
- 12. To ensure new infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational, and financial requirements.
- 13. To apply sustainable development practices and encourage innovation, in order to maximize resource and energy conservation.
- 14. To conserve key cultural and built heritage resources as a vital link to our rich history.

H6.3 EXCELLENCE IN COMMUNITY LIVING

It is the intent of this Plan to support excellence in community living based on the application of the following principles that result in:

- a) A well balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses;
- b) The promotion of excellence in civic design in both the public and private realm;
- c) An interconnected system of open spaces, including recreational areas and natural features and areas;
- d) A range of recreational and community facilities that facilitate shared use where practical;
- e) The integration of new roads with existing roads adjacent to the Vision Georgetown Secondary Plan area;
- f) An **attractive built form** of appropriate building heights, massing, setbacks, streetscapes,





- gateways and architectural treatments;
- g) Efficient transportation links that provide for all modes of travel through and in and out of the Vision Georgetown Secondary Plan area and which are planned with a strong pedestrian orientation;
- h) Sustainable Community and Neighbourhood design in accordance with the Halton Hills Green Development Standards as updated from time to time; and,
- i) Practical and cost effective support innovations to development of a sustainable community that encourages where possible, the application of low impact development, alternative energy sources and energy conservation, water conservation, approximate targets for an urban forest canopy and, the restoration, linkage and enhancement of natural features where appropriate.

H6.4 COMMUNITY STRUCTURE

On the basis of the natural and fixed elements that exist on the landscape, the main elements of the community structure are shown on **Schedule H6-1** and are described below:

- a) Natural Heritage System - this area is the site of a number of natural heritage features, watercourse corridors, enhancement areas and buffer areas that will be protected and enhanced over the long term. Much of the Natural Heritage System is expected to come into public ownership as development occurs and it will be the site of a number of passive recreational uses and most notably, a trail system that will link all elements of the Vision Georgetown together;
- b) Collector Road System The road system is made up of one continuous north-south arterial road that would provide for north-south

- travel through Vision the Georgetown lands and which would be primary route for transit when it is introduced. Three east-west collector roads extending between the Eighth Line and Trafalgar Road are also proposed to provide for east-west connectivity and Georgetown South via extensions to Danby Road and Miller Drive. These collector roads are intended to provide for the movement of motor vehicles, pedestrians alternative forms of transportation in both a north-south and east-west direction. These collector roads are to be planned as complete streets;
- c) Community Core area - This area is to be planned as the main concentration of urban activities where a fully integrated array of institutional, retail and service, recreational, cultural and supportive uses are provided. Α local commercial mixed use area fronting on Trafalgar Road is also included within the Community Core to meet the needs of the new residents and those travelling on Trafalgar Road. Included within the community core is a secondary Community Park library/community centre that will be integrated with each other;
- d) Major commercial area - The major commercial area will be where higher order commercial uses are established to support both the existing Georgetown South community and new residents on Vision Georgetown Located to the north of the major commercial area is high density residential mixed use area. This area will also complement the existing Gellert Centre located on the east side of the Eighth Line;
- e) Local commercial mixed use area on the Eighth Line This local commercial area, located at the intersection of Street B (Miller Drive extension) and the Eighth Line will





be where locally serving retail and service uses are located. Adjacent to the local commercial mixed use area is a planned elementary school and neighbourhood park that combines to form a focal point in the new community; and,

f) Schools - in addition to the one secondary school proposed in the Community Core, an additional secondary school will be combined with an elementary school on 10 Side Road. Four other elementary schools are also located in central locations throughout the Vision Georgetown lands.

On the basis of the above arrangement of land uses, a number of distinct **neighbourhoods** are created, with each being the site of parks and some with schools and connected with other neighbourhoods by collector and local roads, the proposed trail system, dedicated bike lanes and multi-use pathways. The system of proposed trails dedicated bike lanes and multi-use pathways are shown on **Schedule H6-3.**

In order to support population growth on the Vision Georgetown lands, the conveyance of lands for community facilities shall keep pace with growth in the Secondary Plan area to the maximum extent possible and practical, to avoid or minimize a reduction in service standards for such facilities.

In addition to the above, and to the maximum extent possible and practical, the conveyance of lands for, and the construction of, other public infrastructure shall keep pace with the growth in the Secondary Plan area so that the impacts of such growth can be appropriately managed, both fiscally and physically.

To support the objectives above, overall development within the Secondary Plan area **shall be phased** in accordance with **Section H6.17** of this Plan.

H6.5 AMOUNT OF PLANNED GROWTH

- a) It is the intent of this Secondary Plan to accommodate approximately 18,000 residents and up to 2,025 jobs on the Vision Georgetown lands by 2031, and to establish a framework for the continued development of additional residential uses and jobs over the longer term as the area continues to evolve and mature into a dynamic urban area;
- b) The planned density for the Vision Georgetown lands is approximately 60 residents and jobs per hectare, with the calculation being net of the lands within the Natural Heritage System, and net of the lands within the stormwater conveyance corridor on the east side of Trafalgar Road, the final alignment and area of which will be included in the Natural Heritage System in the future;
- c) The number of residents and housing units by type are below:

	Units	Population
Low Density	2,925	9,519
Medium Density	2,705	6,669
High Density	1,016	1,759
Total	6,646	17,946

- d) In addition to the above, the potential exists for approximately 300 additional dwelling units to be developed in the form of accessory apartments. The Ionger term potential also exists for residential development on the Major Commercial Area and Local Commercial Mixed Use Area designations; and,
- e) Housing targets by dwelling unit type for the Vision Georgetown lands are below:





HOUSING MIX		
	Secondary Plan	BPE
Low	44.01%	62%
Medium	38.71%	21%
High	15.29%	17%
	6,646	100%

H6.6 IMPLICATIONS OF PLANNED DENSITY ON BUILT FORM

The target number of people and jobs to be planned for will have a significant impact on built form, resulting in a mix of singles, semi-detached, townhouses and apartments.

In order to achieve this planned density, this Secondary Plan provides for and anticipates that:

- a) The proportion of dwelling units made up of single detached dwellings will be less than in other recent developments in Halton Hills and this has the effect of providing more housing units on less land:
- b) Lot sizes, particularly for single and semidetached dwellings will generally be smaller than in other areas of the Town:
- c) Most new buildings will generally be located closer to the street to maximize the use of land and provide for a more pedestrian oriented environment;
- Rear public or private laneways will be permitted in strategic locations on the arterial and major collector roads to provide access that minimizes conflicts and provides for a more pedestrian oriented environment;
- e) The proportion of land devoted to surface parking may potentially be reduced in areas where a mix of uses is proposed and shared parking is possible, such as in the Community Core area which has the effect of providing additional land

- for new dwelling units and other uses;
- f) The amount of land covered by commercial and institutional buildings in relation to lands used for parking and open space uses will increase to reduce the amount of land area required for these uses;
- g) There also will be more of a reliance placed on on-street parking and lay-by lanes in key strategic locations, such as the Community Core area; and,
- h) There will be a greater emphasis on the integration of all lands uses to make more efficient use of land.

H6.7 SUSTAINABLE DEVELOPMENT

H6.7.1 INTRODUCTION

- a) It is the intent of the Town that development and redevelopment is carried out in a manner that furthers the goals and objectives of this Plan, and particularly those that deal with sustainable development and healthy communities;
- b) In addition to the above, the Town will also consider developing and implementing a range of appropriate mechanisms and tools to promote and facilitate new development and redevelopment that addresses the sustainability objectives and policies of this Plan; and,
- c) One of these mechanisms and tools are the Town's Green Development Standards, and it is the intent of this Plan that new development within the Secondary Plan area will comply with the standards established by the Town's Green Development Standards as updated from time to time.

H6.7.2 OBJECTIVES

It is the objective of the Town to:

a) Encourage land use and development patterns that support





- the health and well-being of the people of Halton Hills and contribute to a higher quality of life;
- b) development Promote the complete, sustainable and healthy communities that create improve physical and social and environments expand community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential, including:
 - i) Providing choices and opportunities for all residents of all ages, by providing a diverse range of housing types, modes, transportation employment options, and recreation or leisure activities, including opportunities for local food production; and
 - Efficiently managing the natural and social resources of the community to achieve the optimal benefits for all residents of all ages;
- Recognize that the built environment plays a critical role in shaping the physical, psychological and social health of individuals and the communities they live within;
- d) Recognize that a number of factors, such as land use patterns, transportation networks, public spaces and natural systems can all promote increased physical activity, psychological well-being and healthier lifestyles for residents;
- e) Ensure the development of healthy and sustainable communities with an emphasis on the importance of design and green infrastructure;
- f) Recognize that healthy communities attract investment and labour, particularly for those working at

- home, in small spaces and in a collaborative setting;
- g) Adapt to and mitigate the impacts of climate change through the creation of resilient communities;
- h) Ensure that development and land use patterns consider the impacts of climate change;
- Promote improved accessibility for persons with disabilities and the elderly;
- j) Coordinate with other service providers, municipalities, government agencies, non-profit, and private partners to deliver, and where appropriate, to lead, healthy communities initiatives;
- k) Coordinate and appropriately deliver where possible social and community services to meet the needs of the population, including co-location or clustering of facilities in strategic locations to facilitate maximum access by residents and visitors; and,
- I) Promote public art to help create distinctive areas and people-places.

H6.7.3 VISION GEORGETOWN SUSTAINABLE DESIGN GUIDELINES

H6.7.3.1 INTRODUCTION

The Vision Georgetown Sustainable Design Guidelines prepared in support of this Secondary Plan provide a suite of proactive and forward thinking design considerations for the planning and development of the Vision Georgetown lands. These Guidelines are intended to be read in conjunction with this Plan and assist in the review of development applications.

The sections below from the Vision Georgetown Sustainable Design Guidelines include a number of objectives that are to be considered as this Secondary Plan is implemented.





H6.7.3.2 NATURAL HERITAGE PROTECTION

Appreciation for natural areas contributes to the quality of life that Georgetown residents enjoy. Future growth and development should be planned and constructed in such a way as to preserve the Natural Heritage System, while also providing access to educational and recreation opportunities through a network of parks, trails, and public spaces, where appropriate. On the basis of the above, it is the objective of this Plan that:

- a) Community members of all ages are provided access and opportunities to connect with and enjoy the natural environment;
- Streets and roads be planned to reduce impacts on the natural heritage system features and functions, and be designed to accommodate transit, cyclists and pedestrians as well as motor vehicles;
- Streets and parking areas be designed to encourage infiltration into the ground with permeable paving where possible;
- d) The location and orientation of buildings frame and address parks and open space, and where possible, provide new opportunities for access and visual connections to the landscape as part of everyday life in Georgetown;
- e) Pedestrian and multi-use trails provide access to and through parks and the natural heritage system, to help encourage active transportation as a viable means of both recreation and transportation;
- f) Community initiatives, which educate and celebrate the importance of the natural environment are supported;
- g) Community awareness about climate change is promoted, and local action to help preserve the environment is supported; and,

h) Natural Heritage System features and functions are monitored with established targets, measurable objectives and adaptive management responses through the development process as per the Subwatershed Study and Addendums and Environmental Implementation Reports.

H6.7.3.3 ENERGY EFFICIENCY AND PRODUCTION

- a) The feasibility of establishing a cogeneration plant (also known as CHP Combined Heat & Power) in the Community Core area be explored through the required Community Core Plan required by Section H6.10.2;
- b) Throughout the Secondary Plan area, new developments encouraged to incorporate both active and passive strategies to reduce demand and increase energy efficiency to minimize the impact conventional the energy distribution network, while also promoting the use of alternative and renewable sources. On the basis of the above, it is the objective of this Plan that, where feasible:
 - i) Programs and partnerships to leverage municipal investment and demonstrate excellence in energy efficient design be promoted;
 - ii) Passive strategies in building design and construction be employed to reduce total energy consumption and peak energy use;
 - iii) Renewable energy technologies be integrated into the building façade, roof and site design, while not detracting from the public realm;
 - iv) Renewable energy production be showcased as





- prominent design elements to promote their use;
- v) The integration of active renewable energy production facilities onsite to help offset conventional demand be considered when larger institutional, commercial and residential buildings are developed;
- vi) New buildings attain a level of sustainability with particular attention to achieving energy use reduction credits through the Halton Hills Green Development Standards;
- vii) Reflective or light-coloured roofs, or other alternatives be considered for medium and high density residential, commercial, industrial and institutional buildings where green roofs are not feasible, to reduce the urban heat island effect and energy expenditure for climate control;
- viii) Alternative or renewable energy sources such as solar panels are encouraged to be incorporated within building designs;
- ix) Lighting for pedestrian and multi-use trails should, where feasible, implement solar panels to reduce energy demand from non-renewable sources;
- x) Other methods for improving energy efficiency and air quality such as earth source energy, passive solar design, building orientation, ventilation, increased insulation, photovoltaic panels, green roofs, cool roofs, and high quality windows be considered;

- xi) Net zero or net zero ready buildings be encouraged; and
- xii) Energy efficient lighting fixtures and appliances are encouraged.

H6.7.3.4 WILDLIFE HABITAT PROTECTION

New neighbourhoods will not be the exclusive domain of human beings, with the habitat being shared with many wildlife species. Bees, butterflies and birds are especially important as pollinators but are particularly vulnerable to changes in their habitat and migratory routes. On the basis of the above, it is the objective of this Plan that:

- a) Community gardens and public parks prioritize low-maintenance, drought resistant species;
- b) Bio-diversity be encouraged through the selection of native, non-invasive species of plant life;
- c) In order to ensure adequate nectar and pollen supply throughout the year, consideration be given to a range of flowering species which blossom successively throughout the spring, summer and fall seasons;
- d) Large expanses of glazed areas on buildings employ bird strike deterrent strategies;
- e) Building systems, as appropriate, be set up to automatically turn off major lighting after hours or direct light away from the natural heritage system once the sun has set to reduce energy use and minimize interference with the flight patterns of migratory birds; and
- f) Linkages are established between wildlife habitat features, including consideration for opportunities at proposed road crossings, to maintain habitat connectivity.





H6.7.3.5 WASTEWATER, WATER AND STORMWATER MANAGEMENT

Throughout the community, development should be designed to conserve water use and to manage stormwater on-site through Low Impact Development techniques such as bioswales, rainwater harvesting systems, infiltration trenches, and stormwater management facilities. On the basis of the above, it is the objective of this Plan that:

- a) New buildings be designed where possible to collect rainwater for irrigation on site, and reduce excess stormwater runoff, which carries pollutants into natural waterways and groundwater recharge areas, with these features allowing for the consideration of reduced sizes for stormwater management facilities;
- b) Stormwater management features be strategically located to take advantage of the existing topography and drainage patterns and to minimize their footprint;
- Stormwater management features be developed as naturalized facilities, and incorporate native planting to help support pollinator species, and enhance biodiversity;
- d) Stormwater management facilities be designed to support key features and ecological functions in the natural heritage system;
- e) Rainwater harvesting systems, such as rain barrels and other simple cisterns, be installed where feasible to capture rainwater, which can be used for landscape irrigation, thereby reducing unnecessary use of potable water;
- f) All buildings be designed for efficient water use using conventional methods, such as ultra-low flow fixtures and dual flush toilets and other innovative measures saving waterless urinals, and grey-water recycling systems;

- g) The re-use of relatively clean domestic waste water, or "grey water", often from laundry machines, sinks, showers, baths and other appliances be encouraged to help minimize the use of the potable water supply;
- h) Landscaped areas be located to optimize water infiltration potential;
- Landscaping of public and private facilities utilize drought tolerant native and non-invasive species that require minimal irrigation;
- Surface parking areas minimize the use of impervious surface materials, such as through the incorporation of permeable pavers and trenches, where feasible;
- k) Impermeable hard surfaced areas (i.e. driveways and parking areas)
 be reduced and opportunities for ground water infiltration be encouraged; and
- Rain gardens, complete with native plant species and soil media, be encouraged to detain, infiltrate and filter runoff discharge from roof leaders, or integrated into surface parking areas where feasible.

H6.7.3.6LOCAL FOOD PRODUCTION

Throughout the community, opportunities should be sought to highlight local food production, urban agriculture and community gardens. On the basis of the above, it is the objective of this Plan that:

- a) Open spaces, including the natural heritage system, and roof tops on buildings that receive good sunlight be designed to incorporate urban agriculture and community gardens where appropriate;
- b) Space be allocated in the public realm for the retail sale of locally grown food;
- c) The selection of native, low maintenance and drought resistant





- plants be prioritized to minimize the spread of invasive species; and
- d) Local agricultural products are promoted to help ensure that they remain productive components of the local economy.

H6.7.3.7MATERIAL SELECTION AND SOLID WASTE MANAGEMENT

New development and construction should incorporate sustainable materials and promote waste diversion strategies in order to minimize environmental impacts and reduce the amount of waste heading to conventional landfill sites. On the basis of the above, it is the objective of this Plan that:

- a) Light coloured materials be considered for large hardscape areas such as surface parking lots, driveways, pedestrian walkways and urban plazas;
- b) The use of salvaged or re-purposed construction materials for new buildings and public spaces, including the use of such materials for the construction of roads, multiuse pathways and trails be encouraged wherever feasible;
- c) Construction materials containing post-consumer waste or recovered materials be used in new construction, where permitted and feasible;
- d) Building materials be selected based on their durability, energy efficiency, lifecycle cost, and environmental impact; and
- e) Waste Reduction Plans be prepared for use during the construction process.

H6.7.3.8 GREEN ROOFS

Green roofs or vegetated roofs serve to absorb rainwater and reduce stormwater runoff, provide additional insulation to the building envelope, create habitat for wildlife and pollinators, and help mitigate the urban heat island effect.

On the basis of the above, it is the objective of this Plan that:

- a) Green roofs be encouraged throughout the community, as appropriate;
- b) Where green roofs are accessible, use of these spaces for local food production be encouraged; and
- c) Where green roofs are not easily accessible, the use of native, low maintenance plant species is encouraged.

H6.7.3.9INNOVATION AND FUTURE TECHNOLOGIES

Part of planning for sustainability today means preparing for the seamless integration of the technologies and systems of tomorrow. Everyday renewable energy technologies become smaller, more affordable and more efficient. On the basis of the above, it is the objective of this Plan that:

- a) Where possible, the consideration for the integration of future technologies and infrastructure be part of community planning and design;
- b) Charging stations, which supply electricity for electric vehicles, be encouraged in new developments and parking lots and be incorporated into the design of high density development and mixed use buildings, as well as small and large-format commercial buildings and institutional buildings; and,
- c) All ground oriented developments be required to install a 240v electrical connection in all garages to facilitate the installation of car chargers at a later date and that all Part 3 and Part 9 buildings be required to provide EV charging within associated parking areas in keeping with current Ontario Building Code regulations.





H6.8 DESIGNING STREETS FOR ACTIVE TRANSPORTATION

One of the keys to the success of the Vision Georgetown Secondary Plan will be the ease by which residents and others travel through the community and to adjoining areas. On the basis of the above, it is the objective of this Plan that:

- a) A comprehensive and integrated continuous trail network be established, in order to contribute to the establishment of walkable, bicycle friendly and active neighbourhoods;
- Trails be utilized to create connections and linkages between parks, the Natural Heritage System, the community core, community facilities, and other activity nodes throughout Vision Georgetown;
- New trails provide seamless connections to Georgetown's existing active transportation network;
- d) Street and block configurations provide street exposure for natural features, and strengthen their presence as focal features;
- e) Streets be designed to reflect complete street design principles, in order to balance the competing needs of pedestrians, cyclists, transit users and motorists;
- f) Streets be designed and laid out based on a modified grid pattern, which responds to topographical features, natural open spaces, built heritage, and existing development patterns;
- g) Street patterns provide continuous, safe and comfortable avenues of public movement and promote connections to neighbourhood focal points;
- h) Street patterns establish significant views and vistas, where feasible;
- Block lengths should generally range between 200 and 250 metres and in

- special circumstances, where blocks lengths exceed 250 metres, a through-block pedestrian walkway should be provided;
- j) Collector Roads have an urban character, and be designed with equal consideration given to the needs, safety and comfort of pedestrians, cyclists, transit and motorists;
- k) Dedicated bicycle lanes, with a minimum width of 1.5 metres, be provided on either side of Major Collector Roads and on one side of Minor Collector Roads;
- Multi-use paths, with a minimum width of 3 metres, be provided on one side of Major Collector Roads outside of the Community Core;
- m) Local Roads be designed with equal consideration given to the needs, safety and comfort of pedestrians and motorists, and reflect an intimate, pedestrian-scaled neighbourhood setting;
- n) Window Roads be considered adjacent to Arterial Roads, in order to promote neighbourhood visibility and provide a street-oriented built form presence, while eliminating the need for rear lotting; and,
- o) Public or private laneways be considered in strategic locations adjacent to Arterial and Collector Roads, in order to provide a street-oriented built form presence with a continuous rhythm of building frontages and front yard landscaping, while eliminating the need for front yard driveways.

H6.9 BUILT FORM AND THE PRIVATE REALM

All development applications shall be supported by urban design guidelines. Proponents shall have regard to the final version of the 'Vision Georgetown Sustainable Design Guidelines'.





In addition to the above, it is the objective of this Plan that:

- a) Sites be planned and designed in keeping with Accessibility for Ontarians with Disabilities Standards (2005) and Crime Prevention Through Environmental Design Principles;
- New development be planned to attain a level of sustainability by complying with the Town's Green Development Standards;
- c) Landowners consider seeking current LEED Neighbourhood Development Certification. achieving efficiencies in the following categories: Smart Location and Linkage, Neighbourhood Pattern and Design, Green Infrastructure and Buildings, and Innovation and Design Process;
- d) Landowners consider seeking current LEED Building Design and Certification, Construction achieving efficiencies in following categories: Sustainable Sites, Water Efficiency, Energy and Materials Atmosphere, Resources, Indoor Environmental Quality, and Innovation and Design Process;
- Landowners consider e) seekina current LEED Homes Certification, achieving efficiencies following categories: Location and Transportation, Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation;
- f) The primary facade of all buildings in Vision Georgetown relate directly to the street and be sited generally parallel to it, creating a well-balanced, human-scale street and building relationship, which encouraged pedestrian activity;
- g) Where building elevations are visible from adjacent streets and open spaces, a variety of massing

- be achieved through alternative facade treatments, roof line, emphasis, building projections, materials, colours and certain architectural styles;
- h) A variety of roof types and forms should be provided, and be selected on a case-by-case basis, in order to ensure consistency with the architectural style of the buildings; and
- All buildings are designed to individually and collectively contribute to the character of the surrounding neighbourhood or district.

H6.10 COMMUNITY CORE

H6.10.1 LONG TERM VISION

- a) The Community Core shown on Schedule H6-1 is envisioned as an important character area that functions as the primary gathering place in Vision Georgetown, and allow for various amenity and programming opportunities aimed at providing purpose and interest throughout the day and evening. Land use policies applying to the land use designations in the Community Core shown on Schedule H6-2 are contained in Section H6.11 of this Plan;
- b) Place making is critical to the longterm success of the Community Core, which shall strive to achieve a setting that reflects high quality design, where people can live, work, shop, learn and play;
- Streets within the Community Core c) will be planned as complete streets to balance the needs of all road users, including pedestrians, transit-users, cyclists, motorists. In particular, the streets will be pedestrian oriented, and accessible for people of all ages and abilities. They will be framed by animated building edges including wide sidewalks, weather protection, lighting and wayfinding. A network





- of public and semi-private open spaces and pathways will be created to complement the Natural Heritage System and increase accessibility to outdoor open space, local public parks, and the Community Park;
- d) A mix of uses should be planned for that attracts a diversity of people throughout the day and evening, including seniors, students, shoppers, recreation and library facility users, cyclists and other residents; and,
- e) It is the intent of this Plan that the right conditions are created in the Community Core to encourage the short trip over the long trip. The variety of functions and amenities within the Community Core is intended to attract pedestrians surrounding from the neighbourhoods as an alternative to residents using their cars to go elsewhere for some of their day-today recreation, leisure and shopping requirements.

H6.10.2 REQUIREMENT FOR A COMMUNITY CORE PLAN

- a) Prior to the consideration of individual applications within the Community Core, a Community Core Plan shall be prepared first to guide development applications. The limits of the Community Core Plan area shall be developed in consultation with the Town.
- b) The Community Core Plan shall be prepared to the satisfaction of Council and contain the following:
 - A detailed overall land use plan, identifying the location of all of the proposed uses and in particular the location of medium and high density residential uses and the Local Commercial Mixed Use Area;
 - ii) A detailed phasing plan that describes the sequencing of

- development and the timing of any infrastructure improvements;
- iii) A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
- iv) The proposed built-form of the development including type, height, and architectural treatments;
- The location of appropriate access points onto the abutting road and trail network;
- vi) The location of pedestrian, bicycle, vehicular and service circulation and access and parking areas in the context of the overall parking management strategy; and,
- vii) Measures that implement feasibility the study required by Section **H6.7.3.3a)** of this plan as appropriate, and where it has determined to be feasible to establish a cogeneration plant (also known as CHP - Combined Heat & Power) in the Community Core area.
- c) A key element of the Community Core Plan required above will involve demonstrating how various land uses can share amenities such as open space and other facilities such as parking and loading areas. In this regard, the co-location of uses within buildings and on individual properties is strongly encouraged. In addition, barriers between public uses, particularly between parks and schools should be eliminated wherever possible.

H6.10.3 COMMUNITY HUBS

a) The Town supports and encourages buildings and structures to be





utilized to their fullest potential for the provision of programs and services, provided or subsidized, by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs or cultural services. When and where available these uses are encouraged to colocate within the Community Core as a Community Hub; and,

b) Community Hubs may offer schoolcommunity partnerships, respond to local service or recreational needs, and provide more efficient and sustainable services, improved access to services and a positive social return on the investment to the community.

H6.10.4 COMMUNITY USES IN THE COMMUNITY CORE

A secondary school and a community centre/library are planned in the Community Core. It is the objective of this Plan that:

- a) secondary The school, the community centre/library and the neighbouring Town Square Park and Community Park be the subject of an integrated planning process that is undertaken in conjunction with the Community Core Plan required by Section H6.10.2 or through a separate public sector led process that ensures that all uses relate to each other, share space and land wherever possible and be designed in a manner where all uses complement each other;
- b) The secondary school and community centre/library incorporate the highest standard in architectural and sustainable design, with equal priority given to all visible building facades;
- The secondary school and community centre/library embody a distinct visual identity, while respecting the character of the Community Core and surrounding

- neighbourhoods through the complementary use of architectural styles;
- d) The library and community centre animate the two Collector Roads they front on, as well as the adjacent Town Square Park and Community Park, with active interior uses such as pools, gymnasiums, atriums, and cafeterias, where appropriate; and
- e) The secondary school and community centre/library promote safety and ease of access through well-defined entrances and windows facing the public streets and primary walkways.

H6.11 LAND USE DESIGNATIONS IN THE COMMUNITY CORE

H6.11.1 OVERVIEW

- a) Schedule H6-2 identifies the land use designations that apply in the Community Core. The land use designations are listed below:
 - i) Core Commercial Area;
 - ii) High Density Residential Mixed Use Area;
 - iii) Local Commercial Mixed Use Area;
 - iv) Medium Density Residential Area;
 - v) Major Institutional Area; and
 - vi) Major Parks and Open Space Area.
- b) In instances where the policies and designations contained in **Section H6.11** vary with the policies within **Part D** of this Plan, the more specific and detailed policies of this Section shall prevail, provided the overall intent of the Official Plan is maintained;
- A Community Park within the Major Parks and Open Space Area designation is also planned in the Community Core and policies on the





Community Park are contained in **Section H6.16.4** of this Plan; and,

d) A Town Square Park is also planned in the Community Core and policies on the Town Square Park are contained in **Sections H6.11.9** and **H6.16.7** of this Plan.

H6.11.2 CORE COMMERCIAL AREA

H6.11.2.1 GOAL

It is the intent of this Plan that the **Core Commercial Area** designation be planned to accommodate low to mid-rise building forms and accommodate non-residential uses in the first storey.

H6.11.2.2 PERMITTED USES

- a) Main permitted uses are limited to:
 - i) Non-residential uses including child care centres, retail uses, personal service office uses, uses and restaurants in the first storey of any building located adjacent to Collector Road;
 - ii) Public service uses:
 - iii) Multiple dwellings;
 - iv) Block townhouse dwellings; and,
 - v) Low-rise apartment dwellings.
- b) Permitted complementary uses are set out below:
 - Home occupations subject to Section D1.3.1.4 of this Plan; and,
 - ii) Accessory apartments subject to **Section D1.3.1.6** of this Plan.

H6.11.2.3 DENSITY AND HEIGHT

The density range shall be 40 to 120 units per net residential hectare and the maximum building height shall not exceed five storeys.

H6.11.2.4 SPECIAL DEVELOPMENT POLICIES

- Residential uses shall not be permitted on the ground floor within 12 metres of the edge of the Collector Road with this floor area being reserved for permitted nonresidential uses;
- b) The development of activities that spill out into the street and other public spaces is strongly encouraged; and,
- c) Some reliance will be placed on onstreet parking to meet parking demand for permitted nonresidential uses, as set out in the required Community Core Plan.

H6.11.3 HIGH DENSITY RESIDENTIAL MIXED USE AREA

H6.11.3.1 GOAL

It is the intent of this Plan that the **High Density Residential Mixed Use Area** designation be planned to accommodate a range of housing types with permissions for non-residential uses in the Community Core Area.

H6.11.3.2 PERMITTED USES

- Main permitted uses are apartment dwellings and long term care homes and retirement homes;
- b) Stacked, block townhouse and multiple dwelling units may be considered provided they are not located closer than 50 metres from the intersection of two Collector Roads or the intersection of an Arterial Road and Collector Road, since these intersections are to be reserved for apartment dwellings, long term care homes and retirement homes:
- c) Permitted complementary uses are set out below:
 - Home occupations subject to Section D1.3.1.4 of this Plan; and,
 - ii) Non-residential uses including child care centres,





places of worship, retail uses, personal service uses, office uses and restaurants in the first storey of any building located adjacent to a Major Collector Road.

H6.11.3.3 DENSITY AND HEIGHT

a) The density range shall be 75 to 200 units per net residential hectare and the maximum building height shall not exceed six storeys. The minimum building height shall be four storeys.

H6.11.3.4 SPECIAL DEVELOPMENT POLICIES

- a) The first storey of buildings within 50 metres of the intersection of two Collector Roads or the intersection of a Collector and Arterial Road shall be designed to accommodate permitted non-residential uses over the long term. In this regard and where non-residential uses are planned, glazing should occupy about 50% of the first storey façade and first storey heights should be designed to accommodate a range of non-residential uses;
- b) If non-residential uses are proposed, some reliance will be placed on onstreet parking to meet parking demand for permitted non-residential uses, as set out in the required Community Core Plan;
- c) Buildings should incorporate a high standard in architectural and sustainable design, with highest priority given to street and open space facing facades, and secondary priority given to all other visible building facades; and,
- d) Buildings should be designed to have articulated facades primarily on the upper floors to provide for a more visually pleasing streetscape.

H6.11.4 LOCAL COMMERCIAL MIXED USE AREA

H6.11.4.1 GOAL

It is the intent of this Plan that the **Local Commercial Mixed Use Area** designation be primarily the site of retail and personal service uses that are designed to be transit supportive and pedestrian oriented. Residential uses may also be permitted provided local commercial uses are also developed.

H6.11.4.2 PERMITTED USES

Permitted uses are set out below:

- a) Commercial fitness centres;
- b) Child care centres;
- c) Medical offices;
- d) Private and commercial schools;
- e) Restaurants;
- f) Retail and service commercial uses;
- g) Public service uses;
- h) Places of Worship;
- i) Multiple dwellings;
- j) Block townhouse dwellings;
- k) Stacked townhouse dwellings; and,
- I) Low-rise apartment dwellings.

H6.11.4.3 SPECIAL DEVELOPMENT POLICIES

- a) Local Commercial Mixed Use Area sites should have an approximate area of 2.5 hectares;
- b) The planned built form characteristics for this designation encourage the development of a wide variety of building forms that are generally low to mid rise in height. In this regard, the maximum height shall be three storeys;
- c) A smaller scale of commercial use is anticipated with emphasis on good building/street relationships. On this basis, below is the design and built form criteria that shall be applied in the Local Commercial Mixed Use Areas:





- Buildings should be located on or close to the street line to reinforce a strong street edge;
- ii) Front yard parking shall not be encouraged and larger parking areas shall be set back an appropriate distance from the street edge, or landscaped to ensure that the majority of the street edge is the site of buildings or landscaping;
- iii) A strong street edge landscape treatment should be provided to contribute to the streetscape; and,
- iv) Well-delineated pedestrian walkways should be provided between the street and main entrances.
- d) The development of pedestrian oriented focal points that are walkable from nearby areas is required to be a key component of development in the Local Commercial Mixed Use Area designation. These spaces are intended to provide an internal focal point for the area and function as a public gathering area the immediate neighbourhood and visitors to the area. These spaces should be easily accessible and visible to the public, contain seating amenities, hard landscaping, and natural elements, and provide passive recreation uses, public possible or private programmed activities and public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces;
- e) Permitted residential uses may be considered provided:
 - i) No less than 50% of the ground floor of all buildings on the lands within the Local Commercial Mixed Use Area designation is the site

- of, or planned to be site of, non-residential uses:
- ii) The function of the lands as a focal point and local destination for goods and services is maintained or enhanced;
- iii) The non-residential uses on the site are visible from surrounding roads to encourage their viability; and,
- iv) The density range shall be 40 to 120 units per net hectare.

H6.11.5 MEDIUM DENSITY RESIDENTIAL (IN COMMUNITY CORE)

H6.11.5.1 GOAL

It is the intent of this Plan that the **Medium Density Residential Area** designation be planned to accommodate a range of medium housing types in the Community Core and elsewhere on the Vision Georgetown lands where permitted.

H6.11.5.2 PERMITTED USES

- a) Main permitted uses are multiple, street townhouse, block townhouse, stacked townhouse; back-to-back townhouse and low-rise apartment dwellings and long term care homes and retirement homes.
- b) Permitted complementary uses are set out below:
 - Home occupations subject to **Section D1.3.1.4** of this Plan; and
 - ii) Accessory apartments subject to **Section D1.3.1.6** of this Plan.

H6.11.5.3 DENSITY AND HEIGHT

The density range shall be 30 to 120 units per net residential hectare and the maximum building height shall not exceed four storeys.





H6.11.5.4 SPECIAL DEVELOPMENT POLICIES

- All medium density development in the Community Core shall be accessed by Local Roads or private or public lanes to minimize access onto Collector roads and support the development of complete streets;
- b) Buildings fronting on the Collector Roads in the Community Core shall have its main facade facing the Collector Road and be located close to the street and designed to frame the street; and,
- c) In areas outside of the Community Core, direct access to Arterial Roads and Collector Roads for individual dwelling units is not permitted.

H6.11.6 MAJOR INSTITUTIONAL AREA

H6.11.6.1 GOAL

It is the intent of this Plan that the **Major Institutional Area** designation in the Community Core be the site of a Secondary School and other community facilities such as a library/community centre that supports the Community Core and the broader Georgetown community.

H6.11.6.2 PERMITTED USES

- a) Permitted uses in the Major Institutional Area designation are limited to Secondary Schools and other community facilities such as a library and community centre. Public service uses are permitted to support the development of a community hub. The location of both the secondary and the library community centre is shown on Schedule H6-2:
- Minor changes to the location of the planned library/community centre are permitted, provided it continues to be functionally connected with the planned Community Park and Secondary School;
- Notwithstanding Section F8.1.1 of this Plan, both medium and high-

- density uses are permitted if the Secondary School site within the Community Core is not required;
- d) If the Secondary School is not required, an amendment to the Community Core Plan as specified in **Section H6.10.2** would be required; and
- e) Minor changes to the location of the planned Secondary School are permitted, provided it continues to be functionally connected with the planned Community Park and the library/community centre.

H6.11.7 MAJOR PARKS AND OPEN SPACE AREA

H6.11.7.1 GOAL

It is the intent of this Plan that the **Major Parks and Open Space Area** designation in the Community Core be the site of a Community Park and Town Square Park.

H6.11.7.2 PERMITTED USES

- a) Permitted uses in the Major Parks and Open Space Area designation are set out in Section B2.3 of this Plan.
- b) Policies on the Community Park are located in **Section H6.16.4** of this Plan.
- c) Policies on the Town Square Park are located in **Section H6.16.7** of this Plan.

H6.12 LAND USE DESIGNATIONS OUTSIDE OF THE COMMUNITY CORE

H6.12.1 OVERVIEW

- a) Schedule H6-2 provides the detailed land use designation for lands outside of the Community Core. The land use designations are listed below:
 - i) Low Density Residential Area;
 - ii) Medium Density Residential Area;





- iii) Mixed Use Area (Gateway);
- iv) High Density Residential Mixed Use Area;
- v) Major Commercial Area;
- vi) Local Commercial Mixed Use Area;
- vii) Major Institutional Area;
- viii) Natural Heritage System;
- ix) Eighth Line Special Study Area; and,
- x) Stormwater Conveyance Corridor Area.
- b) In instances where the policies and designations contained in **Section H6.12** vary with the policies within **Part D** of this Plan, the more specific and detailed policies of this Section shall prevail, provided the overall intent of the Official Plan is maintained.

H6.12.2 LOW DENSITY RESIDENTIAL AREA

H6.12.2.1 GOAL

It is the intent of this Plan that the **Low Density Residential Area** designation be planned to accommodate a range of housing types on a network of local roads and condominium roads that are designed for the motor vehicle, cyclists and pedestrians.

H6.12.2.2 PERMITTED USES

- Main permitted uses are limited to singe detached, semi-detached and duplex dwellings;
- b) addition, street townhouse dwellings, stacked townhouse dwellings and block townhouse dwellings are permitted also provided the total number of such units does not exceed 25% of the total number of units in a Plan of Subdivision; and,
- Permitted complementary uses are set out below:

- Home occupations subject to **Section D1.3.1.4** of this Plan;
- i) Bed and breakfast establishments in single detached dwellings subject to **Section D1.3.1.5** of this Plan;
- ii) Accessory apartments subject to **Section D1.3.1.6** of this Plan;
- iii) Garden suites subject to **Section D1.3.1.7** of this Plan; and,
- iv) Special needs housing subject to **Section D1.3.1.8** of this Plan.

H6.12.2.3 DENSITY AND HEIGHT

- a) The minimum permitted density shall be 24 units per net residential hectare and the maximum permitted density shall be 30 units per net residential hectare;
- b) Notwithstanding the above, the minimum and maximum density permitted for street townhouse dwellings, stacked townhouse dwellings and block townhouse dwellings are 30 to 50 units per net residential hectare; and,
- c) The maximum building height shall not exceed three storeys.

H6.12.2.4 SPECIAL DEVELOPMENT POLICIES

- a) Dwellings should incorporate a moderate standard in architectural and sustainable design, with highest priority given to street and open space facing facades, and secondary priority given to all other visible building facades;
- b) Each dwelling should have a unique identity, while respecting and responding to the surrounding context;
- c) Each dwelling should have appropriate facade detailing,





- materials and colours consistent with its architectural style;
- d) Identical building elevations should not be located side by side or directly opposite from one another.
 Such elevations should be separated by a minimum of 2 single detached dwellings;
- e) Identical building elevations should not appear more than 3 times within a cluster of 10 dwelling units; and,
- f) Variety of architectural expression is encouraged through the use of alternative façade treatments, rooflines, building projections, materials, colours and architectural styles.

H6.12.3 MEDIUM DENSITY RESIDENTIAL (OUTSIDE COMMUNITY CORE)

The lands in the Medium Density Residential Area designation shall develop in accordance with **Section H6.11.5** of this Plan.

H6.12.4 MIXED USE GATEWAY AREA

H6.12.4.1 GOAL

It is the intent of this Plan that the **Mixed Use Gateway Area** designation be planned to accommodate a range of medium density housing types and a limited amount of non-residential uses at the intersections of Trafalgar Road and the 10 Side Road and Trafalgar Road and the 15 Side Road.

H6.12.4.2 PERMITTED USES

- a) Main permitted uses are multiple, street townhouse, block townhouse, stacked townhouse; back-to-back townhouse and low-rise apartment dwellings and long term care homes and retirement homes;
- b) Places of worship may also be permitted;
- c) The Stewarttown Public School is recognized as a permitted use;
- d) Permitted complementary uses are set out below:

- to **Section D1.3.1.4** of this Plan:
- ii) Accessory apartments subject to **Section D1.3.1.6** of this Plan; and,
- iii) Limited non-residential uses including child care centres, retail uses, personal service uses, public service uses, office uses and restaurants provided the total floor area planned for these uses does not exceed 20% of the total amount of residential floor area within each area that is designated Mixed Use Gateway.

H6.12.4.3 DENSITY AND HEIGHT

The density range shall be 40 to 150 units per net residential hectare and the maximum building height shall not exceed five storeys.

H6.12.4.4 SPECIAL DEVELOPMENT POLICIES

- a) Prior to any development occurring on the lands within the **Mixed Use Gateway Area** designation, a Comprehensive Development Plan shall be prepared to the satisfaction of Council. The Comprehensive Development Plan shall include:
 - i) A detailed overall land use plan, identifying the location of all of the proposed uses;
 - ii) A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;
 - iii) A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
 - iv) The means by which the non-residential uses are to





- be accessed by abutting Arterial Roads;
- v) The proposed built-form of the development including type, height, and architectural treatments;
- vi) The location of appropriate access points onto the abutting road network; and,
- vii) The location of pedestrian, bicycle, vehicular and service circulation and access and parking areas in the context of the overall parking management strategy.
- b) The development of a range of medium density housing types (street townhouse, stacked townhouse, block townhouse and back to back townhouses) is encouraged; and,
- c) Given the prominent location of this land use designation, special consideration will be given to establishing gateway features at the intersection of the two arterial roads.

H6.12.5 HIGH DENSITY RESIDENTIAL MIXED USE AREA

The lands in the **High Density Residential Mixed Use Area** designation shall develop in accordance with **Section H6.11.3** of this Plan.

H6.12.6 MAJOR COMMERCIAL AREA

H6.12.6.1 GOALS

- a) To establish the **Major Commercial Area** designation as a major activity area in the Secondary Plan Area;
- b) To provide a focus for the development of major retail uses in the Secondary Plan Area;
- To provide for the establishment of a focal point that is easily accessed by pedestrians, bicycles and transit; and,

d) To provide for a diverse range of retail and service uses to serve the Town and the Region.

H6.12.6.2 PERMITTED USES

Permitted uses are limited to:

- a) Retail and service commercial uses:
- b) Supermarkets and specialty food stores;
- c) Department stores;
- d) Medical offices;
- e) Hotels and convention centres;
- f) Places of entertainment;
- g) Child care centres;
- h) Private and commercial schools;
- i) Public service uses;
- j) Commercial fitness centres;
- k) Places of worship;
- Private recreational uses, such as banquet halls and private clubs;
- m) Restaurants;
- n) Adult specialty stores;
- o) Motor vehicle service stations;
- p) Complementary multiple and apartment dwellings including long-term care homes and retirement homes; and,
- q) Home occupations in accordance with **Section D1.3.1.4** of this Plan.

H6.12.6.3 SPECIAL DEVELOPMENT POLICIES

Prior to any development occurring on the lands within the **Major Commercial Area** designation, a Comprehensive Development Plan shall be prepared to the satisfaction of Council. The Comprehensive Development Plan shall consider all matters listed in **Section D2.5.2.3.3** of this Plan and the other matters listed in this Section.

The following policies are intended to guide proposals for new development or





redevelopment in the **Major Commercial Area** designation.

- Major Commercial sites should have an approximate area of 6.0 hectares;
- b) It is the intent of this Plan that the lands within the **Major Commercial** designation are the focus of major retail uses and over the longer term, higher density residential uses in a mixed use setting;
- c) Development shall be planned to be pedestrian, bicycle and transit friendly from the outset with a pattern of streets and blocks that encourages pedestrian circulation even where the "streets" in large developments may initially be privately owned and maintained. In particular, development shall be oriented to the street and designed to promote a vital and safe street life and to support the early provision of transit;
- d) The maximum gross leasable floor area permitted for all retail uses combined in the Major Commercial Area designation is 20,000 square metres:
- e) The establishment of a higher-order supermarket serving a large trade area is a key component of the land use plan for the area;
- f) As this area develops, it is the intent of this Plan that a pedestrian oriented environment that is integrated with surrounding lands;
- g) The development of pedestrian oriented focal points that are walkable from nearby areas is required to be a key component of development in the Major Commercial Area designation. These spaces are intended to provide an internal focal point for the area and function as a public gathering area serving the immediate neighbourhood visitors to the area. These spaces should be easily accessible and

- visible to the public, contain seating amenities, hard landscaping, and natural elements, and provide passive recreation uses, possible public or private programmed activities, and public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces;
- h) The minimum height of any new residential building shall be four storeys and the maximum height shall be six storeys. The minimum height for non-residential buildings shall be two storeys;
- i) The density range for high density shall be 75 to 200 units per net residential hectare;
- Buildings should be located on or close to the street line and massed at intersections to establish a strong street edge; and,
- Given the desire to accommodate k) density residential hiah development over the longer term lands within the Major Commercial Area designation, the Comprehensive Development Plan required by this section shall establish a long term parking strategy for the area which takes into account the ultimate provision of underground and/or structured parking.

H6.12.7 LOCAL COMMERCIAL MIXED USE AREA

The lands in the Local Commercial Mixed Use Area designation shall develop in accordance with Section H6.11.4 of this Plan.

H6.12.8 MAJOR INSTITUTIONAL AREA

H6.12.8.1 GOAL

It is the intent of this Plan that the **Major Institutional Area** designation be the site of a Secondary School that may be combined with an elementary school.





H6.12.8.2 PERMITTED USES

- a) Permitted uses in the Major Institutional Area designation are limited to Secondary Schools that may be combined with an elementary school. Public service uses are also permitted to support the development of a community hub:
- Notwithstanding Section F8.1.1 of this Plan, both medium and highdensity uses are permitted if the Elementary/Secondary School site is not required; and,
- c) If the Secondary School is not required, a Comprehensive Development Plan prepared in accordance with **Section G3.3** of this Plan would be required before development applications are considered.

H6.12.9 NATURAL HERITAGE SYSTEM

H6.12.9.1 GOAL

It is the intent of this Plan that the features and functions of the Natural Heritage System be protected and enhanced over time, while providing opportunities for passive recreation and nature appreciation.

H6.12.9.2 PERMITTED USES

- a) Permitted uses in the Natural Heritage System are limited to conservation uses and compatible passive recreation, which includes trails, where appropriate. Lands that are within the Natural Heritage System are encouraged to be dedicated to the Town or another public authority as appropriate; and,
- b) Essential utility facilities may also be permitted, if it is deemed necessary in the public interest after all alternatives have been considered and, where applicable, as determined through an Environmental Assessment Process.

H6.12.9.3 ENHANCEMENT AND RESTORATION

It is the intent of this Plan that the Natural Heritage Systems will, where possible, be enhanced both in the short and long terms through the development approvals process in accordance with the subwatershed study. Such enhancements may include but not necessarily be limited to:

- a) Increase in biological and habitat diversity;
- b) Enhancement of ecological system function:
- c) Enhancement of wildlife habitat;
- d) Enhancement of natural succession;
- e) Creation of new wetlands or woodlands;
- f) Enhancement of riparian corridors;
- g) Enhancement of groundwater recharge or discharge areas; and,
- h) Establishment or enhancement of linkages between significant natural heritage features or and areas.

H6.12.9.3 INTERFACE WITH THE NATURAL HERITAGE SYSTEM

The establishment of visual connections to the Natural Heritage System is a key objective of the Town. In this regard, every effort will be made to locate parks, community facilities and stormwater management facilities near the Natural Heritage System to allow for those linkages and connections to occur.

In addition, through the development approval process, efforts will be made to establish more than just connections at the ends of roadways into the Natural Heritage System. In this regard, opportunities to locate single loaded roads to maximize access will be explored, where possible, through the Block Planning Process.

H6.12.10 EIGHTH LINE SPECIAL STUDY AREA





H6.12.10.1 LOCATION

The Eighth Line Special Study Area identified on **Schedule H6-2** applies to lands at the northwest corner of the Eighth Line and the 15 Side Road.

H6.12.10.2 OBJECTIVES

It is the objective of this designation to:

- Ensure that all land use and servicing options are carefully considered prior to development occurring;
- b) Ensure that development does not occur until a comprehensive review of land use and servicing options, urban design and environmental constraints is undertaken; and.
- c) Ensure that all new development is integrated with and enhances existing development in the Georgetown Community.

H6.12.10.3 NEED FOR COMPREHENSIVE PLANNING

The lands are the site of a treed slope that slopes to the south. As a consequence, the location of the slope will have impacts on the siting of new roads/accesses and development areas. Consideration will also need to be given to how the lands will be accessed by the 15 Side Road or the Eighth Line or both.

On the basis of the above, it is the intent of this Plan to require the preparation of a Comprehensive Development Plan for all lands within this Special Policy Area in accordance with **Section G3.3** of this Plan, before a determination of which uses are appropriate and how they are to be sited and serviced is required.

On this basis, development shall not be permitted on the subject lands until a Comprehensive Development Plan (CDP) applying to all the lands is prepared to the satisfaction of Council. The CDP shall deal with such issues as:

a) The proposed form of servicing;

- b) The protection and enhancement of any natural heritage features and related ecological functions;
- c) The nature, location and density of all uses and the manner in which they are integrated on the subject lands and with existing development;
- d) The nature, extent and timing of any required road improvements and the overall road pattern for the subject lands; and,
- e) The urban design standards that are to apply.

The CDP shall form the basis of an Official Plan Amendment that will place the lands in appropriate land use designations in accordance with this Plan.





H6.12.11 STORMWATER CONVEYANCE CORRIDOR

A stormwater conveyance corridor has been identified along a portion of land east of Trafalgar Road. While a considerable amount of technical work was completed in advance of the preparation of this Plan (through the Subwatershed Study and Addendum on the preliminary design and location of this stormwater conveyance corridor, additional technical assessments will be required to fix its location, width, function and design.

As a consequence of the above, these requirements will need to be resolved in advance of or concurrent with the preparation of the required Block Plan and EIR.

Any area that is confirmed as being required for stormwater conveyance in this area will automatically be included within the Natural Heritage System without an Amendment required to this Plan.

Other lands that are not required for stormwater conveyance will be developed in accordance with the adjacent Low Density Residential Area designation without an Amendment required to this Plan.

H6.13 SUBWATERSHED STUDY

H6.13.1 PURPOSE

Town Council endorsed the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 in June 2017 and the Subwatershed Study Addendum dated June 2018. The purpose of the Vision Georgetown Subwatershed Study was "to develop a subwatershed plan that allows sustainable development while ensuring maximum benefits to the natural and human environments on a watershed basis. The subwatershed areas in this study include the headwaters of Sixteen Mile Creek and a headwater tributary of Silver Creek (part of the Silver Creek Watershed)."

H6.13.2 EXTENT OF NATURAL HERITAGE SYSTEM (NHS)

- a) A review and assessment of the Vision Georgetown lands was part undertaken as of Subwatershed Study. The steps followed in developing the Natural Heritage System (NHS) on the Vision Georgetown lands included the identification of natural heritage features within and adjacent to the Vision Georgetown lands, screening for core areas and opportunities for enhancing the NHS, and the identification of ecological linkages and buffers. This process includes the refinement of the NHS to produce an area specific NHS, based on a detailed study, that is consistent with provincial and municipal environmental policies, including the Regional Official Plan;
- b) A number of modifications and improvements to the existing NHS were made through the Subwatershed Study process, including, but not limited to:
 - i) Black Locust Woodland: The Subwatershed Study provides recommendations related to the protection and enhancement of the woodland significant associated with the Silver Creek Tributary B valley. It concludes that 2.47 hectares of the black locust community adjacent to the Eighth Line should be removed and mitigated for through the establishment reforestation areas (minimum 2 hectares) and infill restoration opportunities as identified in the Subwatershed Study;
 - ii) Enhancement and Restoration Areas: The Subwatershed Study identifies the need for a number of enhancement areas, replication features





restoration and opportunities required to mitigate for potential negative impacts and to increase the certainty that the biological diversity and ecological functions of the NHS will be preserved and enhanced for future There are a generations. minimum 6 enhancement areas, 9 infill restoration opportunity sites and several replication features required to be created as outlined in the Subwatershed Study including targets for feature and ecological functions to guide detailed design;

- iii) Local Linkage: The Subwatershed Study identifies a key local linkage to be restored and enhanced between the Silver Creek Tributary B system (Block D) and the adjacent significant woodland to the south (Block C). Consistent with the recommendations of the Subwatershed Study, reforestation areas, infill restoration opportunities, replication features and other enhancements will be included within or adjacent to the linkage based on established targets and as refined through subsequent stages of development (minimum final width 125 metres); and,
- iv) Natural Channel Design and Riparian Enhancements:
 The Subwatershed Study and supporting technical documents provide detailed direction on channel realignments, natural channel design and riparian and lowflow channel enhancement areas for the Sixteen Mile Creek Tributary A reaches.

This includes the southwest floodplain area and provides corridor widths, locations of infill restoration opportunity areas, riparian enhancements and target functions to inform subsequent detailed design.

H6.13.3 BUFFERS

The buffers that have been included within the NHS have been based on a variable buffer approach. This approach takes into consideration the sensitivity of the natural heritage features and functions to be protected, buffer function, impact from the proposed adjacent land uses, as well as, enhancement and mitigation opportunities.

In accordance with this approach, the buffers within the NHS as shown on **Schedule H6-2**, range between 10 and 25 metres. Landscape enhancements and passive trails may be planned to be located within the buffer areas where appropriate and be designed to minimize impacts on the NHS, while allowing residents to appreciate and access the NHS in a sustainable manner.

More detailed information on how final buffers are to be confirmed through the development application review process is found in **Appendix A**.

H6.13.4 ENVIRONMENTAL IMPLEMENTATION REPORTS (EIR)

H6.13.4.1 Purpose

- a) The purpose of an EIR is to clearly demonstrate how specific development applications (such as a Draft Plan) will incorporate and follow the management strategy recommendations contained within Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017;
- b) The proponent will be required to demonstrate, through the preparation of an EIR, that the issues of stormwater management,





- infiltration, Natural Heritage System delineation and protection and stream corridor design have been addressed through the Draft Plan of Subdivision process, for the entire sub-catchment area;
- c) During the preparation of the EIR, the boundaries of the Natural Heritage System as illustrated in 7.3.1 of Figure the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 are considered final, subject to appropriate refinements, based on more detailed information, additional surveying of features and final buffer, corridor, linkage, enhancement and restoration area design;
- d) Additional refinements related to the proposed Block D woodland management and enhancement plan where the limits of black locust removal and the areas of reforestation will require additional study and confirmation in consultation with the agencies; and,
- e) The EIR reporting is to reflect the management requirements for the Natural Heritage System as outlined in **Section 7.4.2** and illustrated in **Figure 7.3.1** of the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017.

H6.13.4.2 EIR Study Boundaries

- a) Figure 4.6.1 of the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 shows how the Secondary Plan has been broken into separate subcatchment areas for the purposes of EIR preparation, which should be undertaken in conjunction with the Block Plans required by Section H6.23.3 of this Plan;
- b) The study area for an EIR will include not only the detailed assessment of the lands subject to application, but also an evaluation of how the lands subject to the

- application function within the subwatershed context; and,
- c) Where a portion of the Natural Heritage System is located within the sub-catchment area, it will be important to demonstrate that any required EIR's were completed on the basis of logical ecological boundaries or tributary areas.

H6.13.4.3 EIR Requirements

The EIR will examine and further assess issues not detailed in the Subwatershed Study including:

- a) Watercourse relocations and modifications, floodplain (riparian) storage, conveyance, sediment transport, as well as associated riparian enhancements and aquatic habitat assessment;
- b) Stormwater quantity (flood and erosion), quality and erosion control targets and requirements;
- Specific location and detailed design for Enhancement Area and Replication Wetlands;
- d) Natural heritage system featurebased water balance assessments;
- e) Specific buffer width requirements;
- Wildlife surveys at a greater level of detail than the Subwatershed Study, where appropriate;
- g) Multi-landowner facility design and locations;
- h) Operations and Maintenance Plans;
- i) Discrete monitoring requirements;
- j) Adherence to the Final Halton -Hamilton Source Protection Plan Policies;
- k) Facility cost sharing; and
- I) Conceptual fisheries compensation plans where necessary.

H6.13.4.4 Need for Technical Studies

EIRs may also require a number of technical studies, the need for which will have been





identified in the Subwatershed Study and addendums. Although individual studies are listed below, it is possible that they will be combined given the interrelationship of these issues. Studies may include:

- a) Aquatic habitat assessment including fish and aquatic invertebrate studies and riparian vegetation assessments where watercourse relocations and modifications are proposed;
- b) Studies to demonstrate or confirm that enhancement areas, restoration opportunities, replacement features, linkages and buffer treatments meet subwatershed objectives and recommendations;
- Determining impacts associated with transportation, servicing and utility corridors (including detailed mitigation measures as required);
- d) Natural Heritage System featurebased water balance assessments and water balance assessment of recharge (quantity and quality) within the WHPA-Q1/Q2, ICA (chloride), and baseflow contributing areas;
- e) Additional monitoring of groundwater levels along the upper reaches of Tributary A to further refine hydrogeological linkages with the watercourse;
- f) Additional flow monitoring of all three tributaries for one year (four seasons) to further verify and/or calibrate the hydrologic model parameters;
- g) Functional SWM plan and outline approach and location of facilitates to meet management strategy requirements;
- h) Natural Channel Design, informed by geomorphic parameters of the existing watercourse, where watercourse relocations and modifications are proposed and

- fisheries compensation plans are required;
- i) Additional geotechnical investigations to confirm valley slope stability and setbacks on Tributary B and Tributary A, (Reaches AM-2 and AM-3);
- j) Additional water quality analysis to support LID best practice applications to ensure that Total Phosphorous (TP) reduction targets are met or exceeded; and,
- k) Additional servicing details for the proposed future development, either in the EIR or SWM Plan needs to consider and coordinate with the proposed upgrades on Trafalgar Road.

H6.13.4.5 Floodplain at the Eighth Line

The floodplain delineation for this study area starts at the Eighth Line crossing and moves upstream. Conservation Halton and Credit Valley Conservation have requested a flood hazard risk analysis be undertaken downstream of Eighth Line to ensure that proposed future development with the recommended SWM approach does not increase flood risk downstream of Eighth Line. This can be carried out as part of the SWM plan or EIR process (as long as the EIR is carried out to include the entire tributary).

With respect to the area shown on **Schedule H6-2** as having potential for NHS refinement subject to further study, the Town shall undertake additional analysis, consistent with the Subwatershed Study, in consultation with Conservation Halton and the Region, to address the potential for: a) re-alignment of the C1-C3 Headwater Drainage Feature, provided the connection to the Eighth Line culvert is maintained; and, b) refinement of the width or location of the associated ecological linkage.





H6.13.4.6 Stormwater Management

- a) Planning for stormwater management shall:
 - i) Minimize, or, where possible, prevent increases in contaminant loads;
 - ii) Minimize changes in water balance and erosion;
 - iii) Not increase risks to human health and safety and property damage;
 - iv) Maximize the extent and function of vegetative and pervious surfaces;
 - v) Promote stormwater management best practices, including stormwater attenuation and re-use, and Low Impact Development practices; and
 - vi) Consider the impacts of climate change in the design of stormwater management systems.
- b) All proposals for development shall provide for а Low **Impact Development** approach to stormwater management that may techniques such rainwater harvesting, bio-retention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover; and,
- c) In considering proposals for stormwater management, the Town will assess alternatives for stormwater quantity and quality control and sustainable best management practices with regard to the following:
 - i) Location of stormwater management facilities with a preference for at source controls, and Low Impact Development practices where feasible and

- compatible with planning and engineering objectives;
- ii) Impact of maintenance costs for wet and/or dry ponds and other stormwater management facilities to the Town; and
- iii) Minimize the number of stormwater management facilities without compromising the benefits of stormwater management.

H6.13.5 MONITORING

- According to the Subwatershed a) Planning Report prepared by the Province in 1993: "A subwatershed plan cannot be considered complete until its monitoring program is established. Monitoring programs should be designed to assess environmental changes in the to subwatershed, evaluate compliance with the plans, goals and objectives, and to provide information which will assist custodians of the plan to implement it and update it. The monitoring program should be presented as part of the subwatershed implementation plan."; and,
- b) On the basis of the above, monitoring in accordance with Section 7.5 of the Vision Georgetown Subwatershed Study prepared by AECOM and dated May 2017 and addendums will be required.

H6.14 ROAD NETWORK

H6.14.1 COLLECTOR ROAD NETWORK

- Streets A, B and C are considered to be Major Collector Roads and will have a minimum right-of-way width of 22.75 metres, which is increased to 25 metres in the Community Core;
- b) Street D is considered a Minor Collector Road and will have a





- minimum right-of-way width of 21 metres; and,
- c) Major and Minor Collector Roads are shown on **Schedule H6-3**.

H6.14.2 DESIGN OF COLLECTOR ROADS

- a) While the Major and Minor Collector Roads are designed to allow for the ease of motor vehicle traffic throughout Secondary Plan area, regard must be had in their design to the other public interest objectives established by this Plan, which require that higher density development be established along Collector Roads in a pedestrian oriented and transit supportive to enable environment the development of complete street;
- b) In this regard, Collector Roads must be designed in a manner that provides for other modes of nontravel and motorized the In addition, priority pedestrian. shall be given to ensuring that public transit facilities, such as stops, shelters and dedicated lanes are all part of the overall design of the Collector Road over the long term; and,
- c) Within the Community Core, it is the intent of this Plan that a pedestrian oriented public realm be established in this area to promote safe and walkable and a vibrant urban environment. Traffic calming measures may be utilized in this area and alternatives for motor vehicle traffic in terms of connecting roads through parallel roads shall be considered.

H6.14.3 STREET A

a) Street A is planned as the central character avenue for the Vision Georgetown Secondary Plan Area. It is planned to serve a vital function within the community by providing a critical link between neighbourhoods, open space amenities and community facilities. As the main internal transit

- corridor, it is essential in facilitating public transit, cycling, pedestrian and vehicular connections throughout the community;
- b) As a character avenue, Street A shall be distinguished by streetscape treatments corresponding to the land uses and built form types found along its edges. As such, street character will vary according to neighbourhood context, with opportunities to define areas through upgraded streetscape treatments;
- The southern portion of Street A, between the Community Core and 10 Side Road, will have higher vehicular traffic volumes. As a result, direct access for individual driveways is discouraged and laneway access and the development of window streets is preferred;
- d) Within the Community Core area, direct access for individual uses will not be permitted to support an urban streetscape treatment that responds to a greater level of pedestrian traffic associated with adjacent higher density residential, street related retail and service functions, public transit facilities and open space amenities; and,
- e) The northern portion of Street A is intended to have lower traffic volumes, which will enable a mix of dwellings with direct access to Street A and dwellings that front on intersecting Local Roads.

H6.14.4 LOCAL ROADS

- a) Local Roads will have a minimum right-of-way width of 16 metres;
- b) A minimum right of way width of 14 metres for window streets may be considered subject to a report that demonstrates to the satisfaction of the Town how vehicular and pedestrian traffic, on-street parking





- and utilities can be appropriately accommodated; and,
- c) Components of the active transportation network as per Section H6.15 of this Plan will be planned on Local Roads.

H6.14.5 PUBLIC LANEWAYS

a) Public laneways will have a minimum right-of-way width of 7.5 metres.

H6.14.6 TREE CANOPY

- a) Collector Roads and Local Roads shall be planned to be the site of a tree canopy that will provide shade and enhance and establish a vibrant urban environment. In this regard, a Tree Canopy Plan shall be prepared for each of these roads and the trees shall be planted as soon as feasible to ensure that a canopy is established in the shorter term; and,
- b) Each of the local roads shall also be the site of street trees that are planted in a manner that provides for the establishment a vibrant and healthy tree canopy. In order to maximize the amount of tree planting, the co-location of utilities is encouraged.

H6.14.7 SIDEWALKS

- a) All Collectors Roads shall have sidewalks on both sides; and,
- b) Given anticipated densities and the built form, all Local Roads shall generally have a sidewalk on one side in all cases. Exceptions may be considered in circumstances where the density is lower.

H6.14.8 ROUNDABOUTS

 a) Roundabouts shall be designed to incorporate pedestrian crossovers on each approach. Additionally roundabouts shall include bicycle bypasses on approaches with bike lanes; and, b) Where the Town has identified the need for single or multi-use roundabouts at the intersection of collector roads, the Town may require the conveyance additional lands for right-of-way purposes. Such additional right-ofrequirements shall determined at the time of the design of the road facilities and will become part of the total required right-of-way.

H6.14.9 DEVELOPMENT ADJACENT TO ARTERIAL ROADS

The development of reverse frontage lots on Arterial Roads is discouraged to minimize the use of noise attenuation walls on the edges of the Vision Georgetown Secondary Plan Area.

H6.15 ACTIVE TRANSPORTATION

Schedule H6-3 establishes the proposed active transportation network in Vision Georgetown. In this regard, it includes the following components:

- a) Multi-use pathways;
- b) Bike-lanes within road right-ofways; and
- c) Trails.

H6.16 PARKLAND

H6.16.1 AMOUNT AND LOCATION OF PARKLAND

- a) The dedication of parkland shall be in accordance with Section F7.2.6 of this Plan, unless this is modified by a Master Parks Agreement;
- b) The purpose of the Master Parks
 Agreement is to facilitate Town
 acquisition of an optimal type and
 distribution of parkland throughout
 the entire Secondary Plan
 regardless of the size and location
 of the individual subdivision plans
 located therein; and,
- c) Cash-in-lieu of parkland may be considered by the Town as the smaller landholdings are developed.





d) To the extent possible, stormwater facilities will be incorporated into the adjacent parkland and integrated into the trail and active transportation network where possible and designed in a manner to enhance the aesthetic appeal of the overall development.

H6.16.2 TYPES OF PARKLAND

The following types of parkland are identified on **Schedule H6-2**:

- a) A Community Park, which has an approximate area of 8.0 hectares, or as set out in the Master Parks Agreement;
- Five Neighbourhood Parks, which have been co-located with elementary schools and have approximate areas of 1.6 hectares, or as set out in the Master Parks Agreement;
- c) A number of Parkettes, which have approximate areas of 0.70 hectares each or as set out in the Master Parks Agreement; and,
- d) A Town Square Park located in the Community Core that has an approximate area of 1.0 hectare or as set out in the Master Parks Agreement.

H6.16.3 GENERAL PARKLAND SITING CRITERIA

All public parkland shall:

- a) Have as much street frontage as possible and be open to view on as many sides as possible to provide visibility from adjacent streets and promote safety;
- Maximize public safety through park block size, visibility, configuration and location of park fixtures and facilities;
- c) Have direct and safe pedestrian access from adjacent residential areas or adjacent environmental areas where appropriate;

- d) Be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;
- e) Incorporate natural heritage features wherever possible into the design of the parkland;
- f) Be integrated into the fabric of the adjacent neighbourhood by promoting open space or walkway linkages to adjacent facilities, neighbourhoods and natural features;
- g) Incorporate natural and built shade features;
- h) Incorporate appropriate lighting, seating, level pathways, walkways and entrances where appropriate to assist in creating a more accessible and inclusive environment; and,
- Be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility corridors and drainage systems.

H6.16.4 COMMUNITY PARK

- The Community Park should a) incorporate recreational programming elements that target visitors from throughout Georgetown and the Town of Halton addition Hills, in to neighbourhood residents;
- b) The design of the Community Park and the adjacent planned Secondary School should be coordinated in order to capitalize on opportunities for shared facilities and amenities, such as parking and playfields.
- c) The Community Park should incorporate seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, trees, accent / decorative planting, hard and soft landscaping, shade





- structures, public art and sports fields, where appropriate; and,
- d) Community Park should incorporate on-site parking facilities. Such facilities should be accessed via Streets B and/or C, and should incorporate wayfinding signage and decorative ornamental plantings adjacent to driveway entrances. Surface parking areas should incorporate permeable surface paving materials. medians landscaped with tree plantings, designated and pedestrian walkways where appropriate.

H6.16.5 NEIGHBOURHOOD PARK

- Neighbourhood Parks should be situated in the centre of Neighbourhoods, should front onto Local or Collector Roads, and should be accessible within a 500 metre walking distance of most residents;
- Neighbourhood Parks should be framed by public streets (or other public uses such as schools and/or the Natural Heritage System) on at least three sides;
- Neighbourhood Parks should incorporate recreational programming elements that target neighbourhood residents;
- d) Where Neighbourhood Parks are located adjacent to school sites, the design of both entities should be coordinated in order to capitalize on opportunities for shared facilities and amenities, such as parking and playfields; and,
- e) Neighbourhood Parks should incorporate seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, trees, accent / decorative planting, hard and soft landscaping, shade structures, public art and sports fields, where appropriate.

H6.16.6 PARKETTES

- Parkettes should be situated centrally within individual neighbourhoods, and should be accessible within walking distance of most residents;
- b) Parkettes should be framed by public streets (or other public uses such as the Natural Heritage System) on at least two sides;
- c) Parkettes should incorporate recreational programming elements that target neighbourhood residents; and,
- d) Parkettes should incorporate seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, trees, accent / decorative planting, hard and soft landscaping, shade structures and public art, where appropriate.

H6.16.7 TOWN SQUARE PARK

- a) The Town Square Park will be of the highest landscape and urban design.
 It should make a significant contribution to the character and identity of the community;
- b) The Town Square Park should be integrated with other public sector uses with active frontages to promote direct views and access;
- Storefronts should be located close to the edges of Town Square Park to create an active and vibrant pedestrian shopping environment;
- d) The Town Square Park should establish and frame prominent views and vistas, and should establish direct pedestrian connections, functioning as a prominent gateway feature within the Community Core;
- e) The Town Square Park should incorporate Low Impact Development techniques such as pervious paving treatments, bioswales, rainwater harvesting systems, and infiltration trenches,





seating areas, refuse / recycling receptacles, bicycle locks, pedestrian-scaled lighting, banners, trees, accent / decorative planting, hard landscaping, shade structures and public art, where appropriate and,

f) The Town Square Park should incorporate an appropriate range and variety of active and passive recreational uses. Such features may include patios, cafes, pergolas, event and gathering spaces, performing areas, fountains, and water features and skating rinks.

H6.17 LOCATION OF ELEMENTARY SCHOOLS

- a) The policies contained within Section F8.1.1 of this Plan apply;
- Notwithstanding Section F8.1.1 of this Plan, both low and medium density uses are permitted if a school site within the Vision Georgetown Secondary Plan is not required;
- c) Minor changes to the location of proposed schools are permitted to satisfy locational and other requirements without the need to amend this Plan:
- d) Draft Plans of Subdivision shall include designated school sites as appropriate with a shape, size and frontage satisfactory to the relevant School Board; and,
- e) Landowners will be required to submit at the Draft Plan of Subdivision stage an alternative lotting plan to facilitate development should the site not be used for school purposes.

H6.18 ENERGY CONSERVATION AND UTILITIES

a) The Town will promote development on the Vision Georgetown lands that utilizes its best efforts to achieve carbon neutrality for buildings and

infrastructure to reduce its greenhouse gas emissions and increase its climate resiliency. This will be accomplished through a range of strategies as set out below:

- i) All new buildings will be required to implement to the extent possible current energy efficiency strategies through approaches related to factors such as building design, efficient technologies and behavioural change initiatives;
- ii) The Town in consultation with stakeholders will explore the potential for the introduction of a cogeneration plant in the Community Core;
- iii) Where a cogeneration plant under development or has been developed, the Town shall require new buildings in the area served by the system to utilize the system. Where projects proceed prior to construction of the system but after such a system has been deemed to be viable and construction underway, plans are development plans shall be required to demonstrate that the project can link into the system;
- iv) The potential to use waste heat from sources such as retail and institutional uses, sewers, and wastewater will be explored through the development process as appropriate;
- v) Renewable energy generation and use will be maximized as much as possible. Renewable heat sources include solar, thermal and geo-exchange. Renewable energy





generation can include biomass or biogas, combined heat and power, wind, active solar, and geothermal; and,

b) The Town will confirm with all utility providers that adequate servicing networks are, or will be established to serve the anticipated and existing development, and that these networks can be phased in a manner that is cost-effective and efficient.

H6.19 CULTURAL HERITAGE

H6.19.1 BUILT AND CULTURAL HERITAGE RESOURCES

- a) It is an objective of the Town to conserve significant cultural heritage resources and to ensure that all new development and any site alteration conserves significant cultural heritage resources. They shall be maintained and integrated into new development, where appropriate and feasible;
- b) The Town will exercise the powers and apply the tools provided by legislation, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Building Code Act, and the Municipal Act in implementing and enforcing the cultural heritage policies of the Town;
- c) The following properties within the Secondary Plan area are currently listed on the Town's Municipal Heritage Register and shown on **Schedule H6-2** as locations of Cultural Heritage Value:
 - i) 10114 Eighth Line;
 - ii) 10686 Eighth Line;
 - iii) 10677 Trafalgar Road; and
 - iv) 10579 Trafalgar Road (Mount Pleasant Wesleyan Methodist Cemetery) which is identified as a cemetery on Schedule H6-1;

- They may be considered appropriate for municipal designation under the Ontario Heritage Act;
- d) Other cultural heritage resources have been identified as candidates for conservation and are shown on **Schedule H6-2** as locations of Cultural Heritage Value. These comprise:
 - i) 10229 Trafalgar Road; and
 - ii) 13418 15 Side Road
- The abovementioned e) cultural heritage resources retain historical associative, design architectural and/or contextual value. Council, with advice from its Municipal Heritage Committee, will consider whether they should be included on the Town's Municipal Heritage Register. They may also be considered appropriate for municipal designation under the Ontario Heritage Act.

H6.19.2 IMPLEMENTATION

- a) In evaluating development applications, the Town:
 - i) Will encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site; or
 - ii) May, where resources which are not designated and are not to be conserved, request the documentation of such resources in a cultural heritage report with a detailed property history, architectural description and photographic recording.
- b) The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected





- cultural heritage resources, and where appropriate, their integration into new development;
- c) The Town will require a Cultural Heritage Impact Statement (CHIS) be prepared in accordance with Section F5.1.2 of this Plan to determine the resource's specific heritage significance and to establish appropriate conservation plans and/or mitigation measures be prepared where development or redevelopment is proposed:
 - On, within, adjacent to, or in the immediate vicinity of any designated cultural heritage resource; or
 - ii) On a property listed on the Town's Heritage Register.
- d) The Town may require a Cultural Heritage Impact Statement (CHIS) be prepared in accordance with Section F5.1.2 of this Plan to determine the resource's specific heritage significance and establish appropriate conservation plans and/or mitigation measures any development redevelopment proposal that affects any of the cultural heritage resources mentioned above in Sections **H6.19.1 c) and d)**:
- cultural of e) The conservation heritage resources should integrated with the conservation strategies for natural heritage features and environmentally sensitive areas where appropriate;
- f) New development should achieve a compatible relationship with cultural heritage resources in their context (both those within and those adjacent to the Secondary Plan area) through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression; and,

- g) The Town may take additional steps to recognize the heritage of Esquesing Township, which was first surveyed in 1818, and the Hamlet of Ashgrove by:
 - i) Creating interpretative plaques and displays; and
 - ii) Commemorating historic persons, families and events in the naming of public buildings, streets, parks and other public places.

H6.20 ACCESSIBILITY

- a) Accessibility shall be improved for persons with disabilities and seniors by removing or preventing land use barriers that restrict full participation in society; and,
- b) In reviewing applications under the Planning and Condominium Acts, the Town will have regard for accessibility to all facilities, services and matters to which these Acts apply and will identify, prevent, and/or remove land use barriers which may restrict full participation in society for persons with disabilities and seniors.

H6.21 AFFORDABLE HOUSING

The Town supports the provision of housing which is affordable to low and moderate-income households:

Affordable housing, including both rental and ownership, is important to providing housing opportunities for current and future residents. Supporting opportunities and incentives for affordable housing will improve market accessibility for current and future residents. On the basis of the above, it is the objective of this Plan that:

- a) A minimum of 30% of new housing units be affordable;
- Affordable housing units will include a mix and range of types, lot sizes, unit sizes functions and tenures to provide opportunity for all household types, including larger





families, older adults, students and residents with special needs;

- c) The Town will encourage the provision of affordable housing through:
 - i) Working with the Region of Halton and the development community to consider progressive financial incentives to encourage and support the development of affordable housing;
 - Supporting assisted housing, ii) which is housing that is to available low and moderate income for households for rent or purchase where part of the housing cost is subsidized through government a program;
 - iii) Supporting accessory apartments;
 - iv) Considering innovative and alternative residential and community design standards that facilitate affordable housing; and,
 - v) Encouraging the development of purpose built rental housing with a full mix and range of unit sizes.
- d) An affordable housing strategy is required for the Secondary Plan Area that provides for the achievement of the affordable housing requirements of the Region. The affordable housing strategy will be initiated by the landowners and will involve the Region and the Town. The strategy will include:
 - Numerical targets by tenure and unit type, and by development parcel or phase;
 - ii) The proposed order of development within development phases and the

- identification of how the affordable housing will be delivered to ensure that affordable housing requirements are achieved prior to or at the same rate as development of the non-affordable housing units; and,
- iii) Proposals to meet any of the affordable housing requirements through the conveyance of land to the Town.

H6.22 EXISTING LAND USES AND SMALL LAND HOLDINGS

- a) Existing dwellings or buildings located on lands designated for development in accordance with this Secondary Plan shall continue to have direct access to Trafalgar Road, Eighth Line and 10 Side Road and 15 Side Road until such time as access from an alternative road becomes available or the property is redeveloped;
- b) Existing land uses are allowed to continue and expansion to those existing uses, such as additions, decks and accessory buildings are also permitted;
- c) Development proposals for very small holdings will be evaluated with reference to their land use designations on **Schedule H6-2** but in most cases, not until Subdivision Plans for larger, adjacent landholdings are submitted for approval; and,
- d) Provision shall be made in abutting plans of subdivision to ensure compatibility of new development with existing residential holdings and, where feasible, to provide for their ultimate redevelopment in accordance with this Plan.





H6.23 IMPLEMENTATION

H6.23.1 NEED FOR AN INFRASTRUCTURE STAGING PLAN

- a) Prior to the consideration of individual applications for development, an infrastructure staging plan shall be prepared and endorsed by Council;
- b) The infrastructure staging plan shall ensure that the phasing of development in the Vision Georgetown Secondary Plan area occurs in a manner that:
 - Provides for the early development of a range of housing types;
 - ii) Supports the early servicing of retail and other non-retail and service uses needed to support the new residents;
 - iii) Supports the early servicing of schools sites, their acquisition by the school boards and their development;
 - iv) Supports the conveyance of lands within the Natural Heritage System into public ownership;
 - v) Supports the early development of the Community Park;
 - vi) Supports the early construction of Street A to provide for continuous north-south travel through Vision Georgetown;
 - vii) Supports the necessary improvements to Trafalgar Road, Eighth Line, 10 Side Road and 15 Side Road as required;
 - viii) Incorporates the lands needed for schools to support the new residents of the community; and,

- ix) Allows for the completion of distinct components of the Vision Georgetown Secondary Plan area so that the length of construction in any given area is kept to a minimum where possible; and,
- c) Prior to the commencement of the development in each phase, all requirements of the Town and the Region shall be satisfied and confirmation shall be received from utility providers and school boards that appropriate services and facilities can be accommodated.

H6.23.2 TOWN REQUIREMENTS

Applications for development in the Secondary Plan area shall only be approved, and development shall only proceed when:

- a) The infrastructure staging plan has been approved;
- b) Town has in full force and effect, and not subject to appeal, a Development Charges By-law enacted under the Development Charges Act, 1997 or any successor legislation identifying and imposing charges applicable to the lands in the Secondary Plan Area;
- c) Landowners within the Secondary Plan area have entered into an agreement or agreements with the Town in accordance with the infrastructure staging plan. In order to reflect particular circumstances that may apply to an individual phase or phases of development within the Secondary Plan area, the Town may require a separate agreement or agreements with the landowners within such phase or phases. In addition, landowners who are not parties to the original agreement or agreements referred to herein shall enter into an agreement with the Town assuming all the rights and obligations of the agreements, as applicable, as if





- such landowners had been original signatories to that agreement;
- d) Landowners have entered into agreements that provide for the equitable cost sharing of the provision of required community infrastructure;
- e) Landowners within the Secondary Plan area have entered, or will enter, into an Allocation Agreement with the Region of Halton addressing the provision of water and wastewater servicing and roads;
- f) Water treatment and distribution and wastewater collection and treatment are available in accordance with Town and Regional policies; and,
- g) A Master Parks Agreement in accordance with **Section H6.16.1 a)** of this Plan has been approved.

H6.23.3 BLOCK PLAN REQUIRED

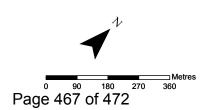
- a) The preparation of a Block Plan is required in accordance with Section G3.2 of this Plan, along with the preparation of an EIR in accordance with Section H6.13.4 before applications for Plan of Subdivision can be Draft Approved;
- b) The approval of the Block Plan by Council shall be required;
- c) The Block Plan shall be prepared in a manner consistent with the planning and design vision, goals, objectives and recommendations made in the studies prepared in support of this Plan;
- d) The required Block Plan shall deal with all items listed in **Section G3.2** of this Plan and the following:
 - i) Location of public transit facilities;
 - ii) Location of centralized mailboxes;
 - iii) Location and nature of trails and connecting links;

- iv) The final limits of the Natural Heritage System; and
- v) The means by which affordable housing is to be delivered.
- e) The Block Plan shall provide the anticipated schedule of the residential and non-residential development in the Block Plan area;
- f) The Block Plan shall provide a breakdown of the anticipated range and mix of residential homes; net density and the associated population yield for each of the residential designations that apply; and,
- g) The Block Plan shall be prepared in consultation with the Town of Halton Hills, the Region of Halton, Conservation Authorities, and the School Boards.



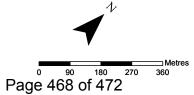




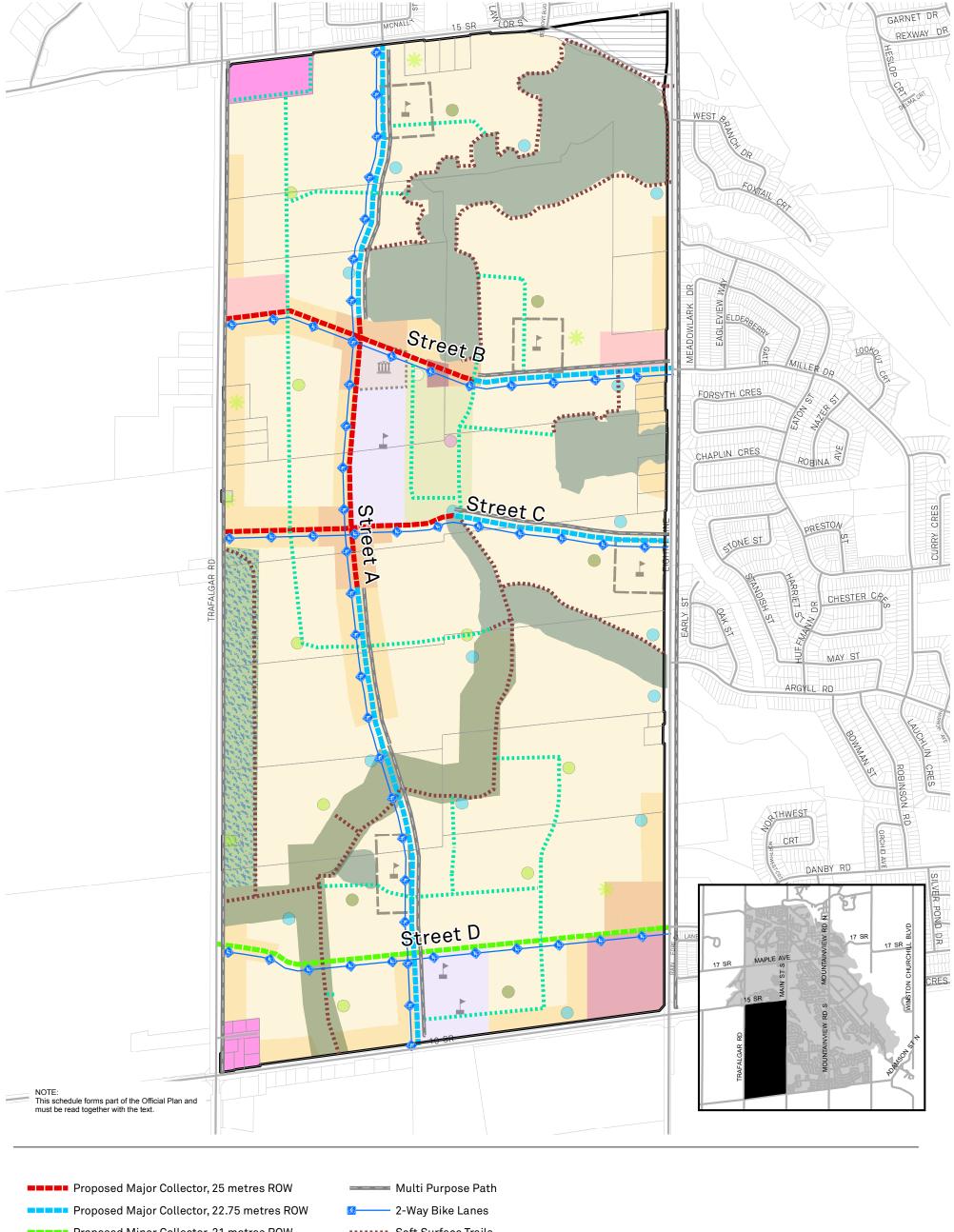








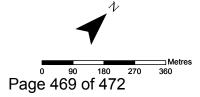
SCHEDULE H6-2
VISION GEORGETOWN
LAND USE PLAN

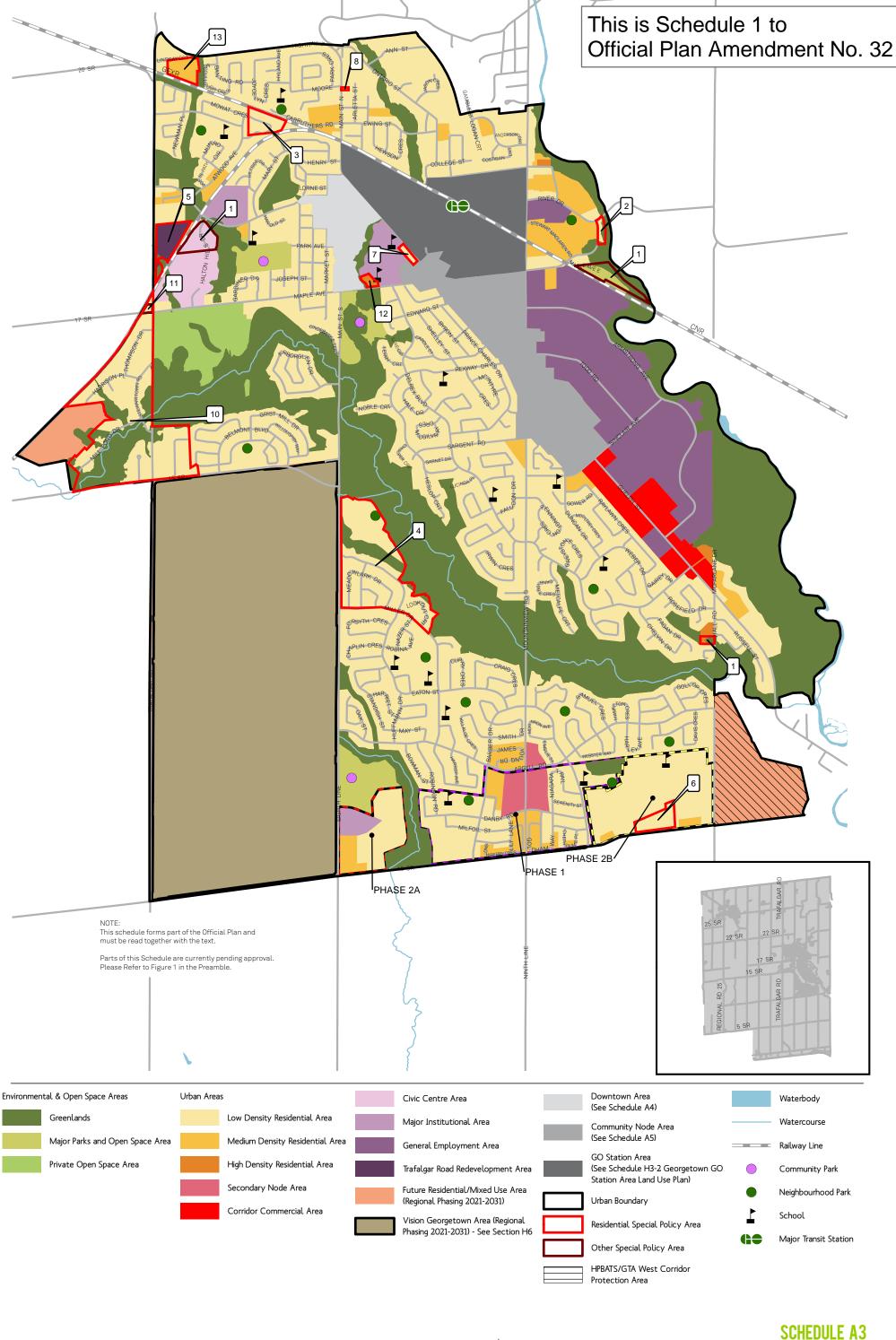




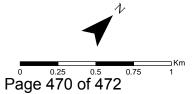
Soft Surface Trails Local Trail Connectors

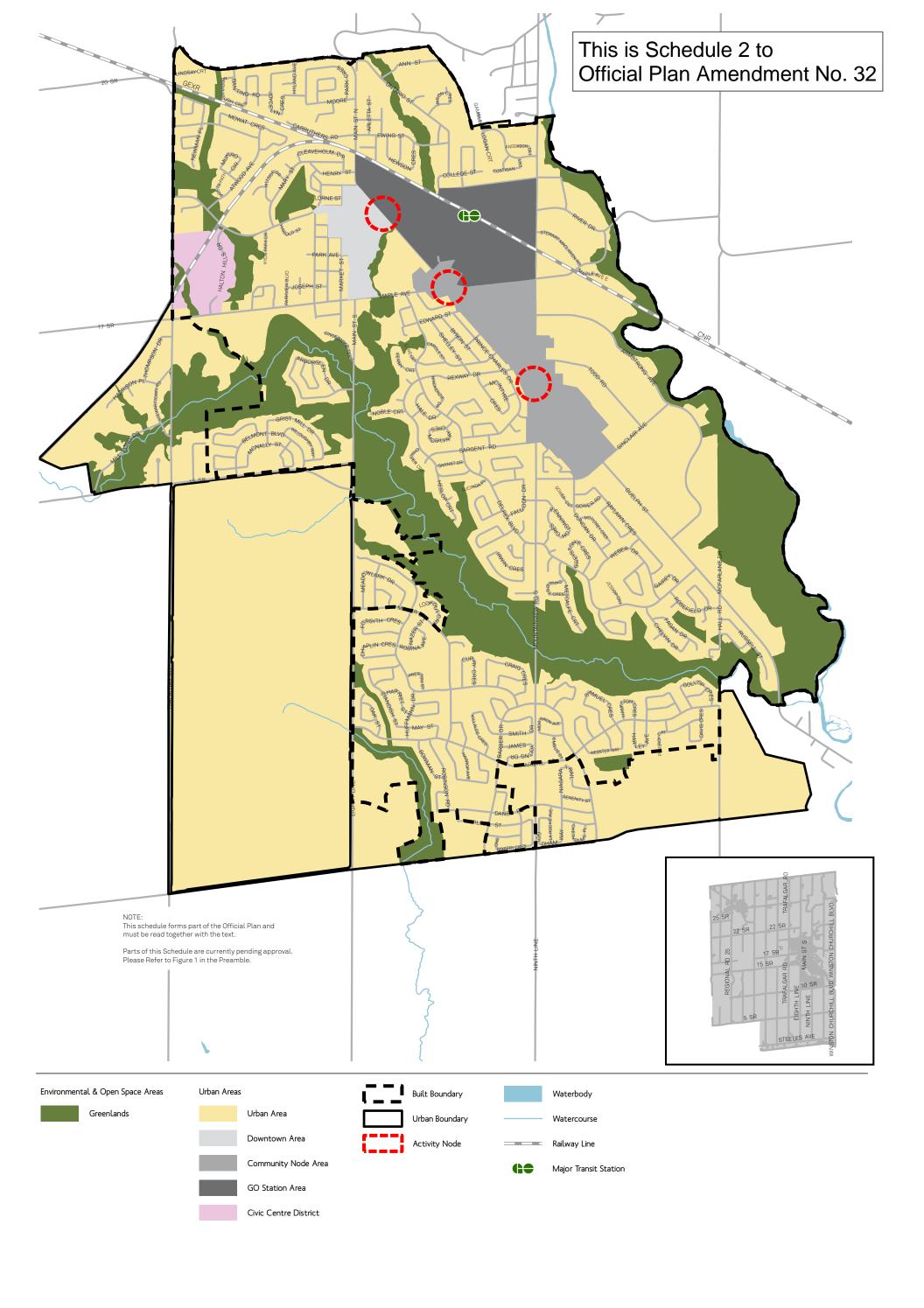


















BY-LAW NO. 2018-0049

A By-law to adopt the proceedings of the Council Meeting held on the 9th day of July, 2018 and to authorize its execution.

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

AND WHEREAS certain actions of Council do not require the enactment of a specific bylaw;

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

- 1. Subject to Paragraph 3 of this by-law, the proceedings of the above-referenced Council meeting, including all Resolutions, By-laws, Recommendations, Adoptions of Committee Reports, and all other motions and matters decided in the said Council Meeting are hereby adopted and confirmed, and shall have the same force and effect, as if such proceedings were expressly embodied in this by-law.
- 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 9th day of July, 2018.

MAYOR – RICK BONNETTE	
CLERK – SUZANNE JONES	