



MINUTES
COUNCIL MEETING
TUESDAY, OCTOBER 13, 2020

The Town of Halton Hills Council met this 13th day of October, 2020 in the Council Chambers, Halton Hills Town Hall and Via Zoom, commencing at 1:00 p.m., with Mayor R. Bonnette in the Chair and reconvened into Open Session at 2:50 p.m. in the Council Chambers and Via Zoom.

MEMBERS	Mayor R. Bonnette,
PRESENT: (EP-Electronic Participation)	Councillor C. Somerville (EP), Councillor J. Fogal(EP), Councillor M. Albano(EP), Councillor J. Hurst (EP), Councillor T. Brown, Councillor B. Lewis, Councillor W. Farrow-Reed (EP), Councillor M. Johnson (EP), Councillor B. Inglis (EP), Councillor A. Lawlor (EP),
STAFF PRESENT: (Closed Session) (E – Electronically Present)	C. Mills, Acting Chief Administrative Officer (E), S. Jones, Clerk & Director of Legislative Services, J. Linhardt, Commissioner of Planning & Development (E) (Item Nos. 2.1. 2.2 & 2.3), B. Andrews, Interim Commissioner of Transportation and Public Works(E) (Item Nos. 2.1. 2.2 & 2.3), K. Okimi, Acting Commissioner of Recreation & Parks (E) (Item No. 2.3), H. Olivieri, Chief & Commissioner of Fire Services (E) (Item Nos. 2.1. 2.2 & 2.3), M.J. Leighton, Manager of Accounting and Town Treasurer (E) (Item Nos. 2.1. 2.2 & 2.3), M. Southern, Chief Librarian (E) (Item Nos. 2.1. 2.2 & 2.3), L. Lancaster, Director of Human Resources (E) (Item No. 2.4), M. Van Ravens, Director of Transportation (Item No. 2.3) V. Petryniak, Deputy Clerk (Item Nos. 2.1. 2.2 & 2.3)
STAFF PRESENT: (Open Session) (E – Electronically Present)	C. Mills, Acting Chief Administrative Officer (E) S. Jones, Clerk & Director of Legislative Services, J. Linhardt, Commissioner of Planning & Development, H. Olivieri, Chief & Commissioner of Fire Services(E), M.J. Leighton, Town Treasurer and Director of Accounting (E), B. Andrews, Interim Commissioner of Transportation and Public Works (E), K. Okimi, Acting Commissioner of Recreation and Parks (E), M. Southern, Chief Librarian (E)

*** Denotes Change From Council Agenda**

1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 1:00 p.m. in the Council Chambers.

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

Resolution No. 2020-0208

Moved by: Councillor C. Somerville

Seconded by: Councillor A. Lawlor

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

2.1 Delegation to Appeal Council Decision with respect to Report No. ADMIN-2020-0033 dated September 15, 2020 regarding personal matter about an identifiable individual including municipal or local board employees (Denial of Taxi Licence Renewal)

2.2 OFFICE OF THE CAO REPORT NO. ADMIN-2020-0029 dated October 6, 2020 regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

2.3 RECREATION AND PARKS REPORT NO. RP-2020-0021 dated September 29, 2020 regarding a proposed or pending acquisition or disposition of land by the municipality or local board.

2.4 OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2020-0006 dated September 30, 2020 regarding personal matters about an identifiable individual including municipal or local board employees. (Staffing Matter)

2.5 OFFICE OF THE CAO REPORT NO. ADMIN-2020-0038 dated October 5, 2020 regarding personal matters about an identifiable individual including municipal or local board employees. (Staffing Matters)

CARRIED

3. RECONVENE INTO OPEN SESSION

Resolution No. 2020-0209

Moved by: Councillor B. Inglis

Seconded by: Councillor J. Fogal

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

CARRIED

Council reconvened in Open Session at 2:50 p.m.

4. ANNOUNCEMENTS

Councillor Lawlor announced that there are going to be Culture Day activities taking place COVID style. These activities include Doors Open self-walking tours and Centre Stage pre-recorded performances at the John Elliott Theatre. For a full list of activities visit www.haltonhills.ca/culturedays.

5. EMERGENCY BUSINESS MATTERS

Councillor Fogal requested that Council pass a motion to permit the Canadian Federation of University Women (CFUW) to place signs on Town boulevards regarding opposition to Highway 413. This campaign is occurring in conjunction with other groups interested in opposing Highway 413. The CFUW is requesting an exemption to the Town's sign by-law from now until November 30, 2020.

Resolution No. 2020-0222

Moved by: Councillor J. Fogal

Seconded by: Councillor M. Jonson

THAT Council approve an exemption to the Town's sign by-law, as requested by the Canadian Federation of University Women (CFUW), Georgetown, to allow lawn signs to be placed on Town boulevards which speak to the opposition for Highway 413 (GTA West Corridor);

AND FURTHER THAT the lawn signs be allowed on Town boulevards through to November 30, 2020.

Recorded Vote:

In Favour: Mayor R. Bonnette, Councillor M. Albano, Councillor J. Hurst, Councillor T. Brown, Councillor B. Lewis, Councillor M. Johnson, Councillor W. Farrow-Reed, Councillor B. Inglis, Councillor A. Lawlor

Opposed: NIL

CARRIED

6. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

NIL

7. COUNCIL DELEGATIONS/PRESENTATIONS

NIL

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

Resolution No. 2020-0210

Moved by: Councillor J. Hurst

Seconded by: Councillor M. Johnson

THAT the following minutes are hereby approved:

8.1 Minutes of the Council Meeting held on September 28, 2020.

8.2 Minutes of the Council Workshop held on September 28, 2020.

8.3 Confidential Minutes of the Council Meeting held on September 28, 2020.

8.4 Confidential Minutes of the Council Workshop held on September 28, 2020.

CARRIED

9. GENERAL COMMITTEE

Resolution No. 2020-0211

Moved by: Councillor M. Albano

Seconded by: Councillor W. Farrow-Reed

THAT Council do now convene into General Committee.

CARRIED

Mayor R. Bonnette assumed the role of Presiding Officer.

9.1 Delegations/Presentations regarding items in General Committee

9.1.a Catherine McLeod, Senior Arts and Culture Specialist

C. McLeod made a presentation to General Committee regarding Public Art Implementation - 'Under Wraps' Project.

(Refer to Item No. 9.2.a of these Minutes, Report No. ADMIN-2020-0027)

9.1.b Rob Stribbell, Senior Planner Policy

R. Stribbell provided a brief overview to General Committee regarding the Regional Official Plan Discussion Papers focusing on four topics; Urban Structure, Agricultural System, Natural Heritage System and Climate Change.

(Refer to Item Nos. 9.2.d, 9.2.e, 9.2.f and 9.2.g of these Minutes, Report Nos. PD-2020-0035, PD-2020-0037, PD-2020-0038 and PD-2020-0039)

9.1.c Michelle Curtis, Resident of Niagara Trail

M. Curtis spoke in support of the proposed traffic safety measures recommended in the Report on Niagara Trail.

(Refer to Item Nos. 9.2.j of these Minutes, Report No. TPW-2020-0031)

9.2 Municipal Officers Reports to be Considered by General Committee

9.2.a OFFICE OF THE CAO REPORT NO. ADMIN-2020-0027 dated September 18, 2020, regarding the Public Art 'Under Wraps' project.

Recommendation No. GC-2020-0077

THAT Report No. ADMIN-2020-0027, dated September 18, 2020, regarding the Public Art 'Under Wraps' project be received for information;

AND FURTHER THAT the recommended project's budget, scope, scale and concept be approved;

AND FURTHER THAT the requested budget of \$46,430, including 1.76% non-refundable HST, be transferred from the Public Art Reserve to a capital project dedicated to the implementation of the Under Wraps project, as outlined in this report;

AND FURTHER THAT a request for maintenance of public art be forwarded to Budget Committee for consideration as part of the 2021 Operating Budget;

AND FURTHER THAT a request to replenish the Public Art Reserve for \$46,430 be forwarded to the Budget Committee for review.

CARRIED

9.2.b OFFICE OF THE CAO REPORT NO. ADMIN-2020-0034 dated October 1, 2020 regarding Georgetown Business Improvement Area (BIA) Board of Management – New Member.

Recommendation No. GC-2020-0078

THAT REPORT NO. ADMIN-2020-0034 dated October 1, 2020 regarding Georgetown Business Improvement Area (BIA) Board of Management – New Member, be received;

AND FURTHER THAT Council approve the appointment of the new board member to the Georgetown Business Improvement Area (BIA) Board of Management as per the letter of request, attached as Confidential Appendix A to this Report.

CARRIED

9.2.c OFFICE OF THE CAO REPORT NO. ADMIN-2020-0037 dated October 2, 2020 regarding the 2021 Council Calendar.

Recommendation No. GC-2020-0079

THAT Report No. ADMIN-2020-0037 dated October 2, 2020 regarding the 2021 Council Calendar be received;

AND FURTHER THAT Council adopt the calendar of meetings as outlined in the attached document – “2021 Council Calendar”;

AND FURTHER THAT a copy of the 2021 Town of Halton Hills Council Calendar be circulated to the Region of Halton, City of Burlington, Town of Milton and the Town of Oakville.

CARRIED

9.2.d OFFICE OF THE CAO REPORT NO. PD-2020-0035 dated October 2, 2020 regarding the 2021 Council Calendar.

Recommendation No. GC-2020-0080

THAT Report PD-2020-0035 dated September 16, 2020, Regional Official Plan Review – Urban Structure Discussion Paper be received;

AND FURTHER THAT Council endorse the discussion question responses submitted by Town staff, attached as Appendix B to this report, to be submitted to the Region of Halton in advance of the commenting deadline of October 30, 2020;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton as input into the Urban Structure Discussion Paper and the development of the Integrated Growth Management Strategy and Preferred Growth Concept being prepared as part of the Regional Official Plan Review Process;

AND FURTHER THAT a copy of this report be forwarded to the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority

CARRIED

9.2.e PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0037 dated September 18, 2020, regarding the Regional Official Plan Review – Rural and Agricultural System Discussion Paper.

Recommendation No. GC-2020-0081

THAT Report No. PD-2020-0037, dated September 18, 2020, regarding the Regional Official Plan Review – Rural and Agricultural System Discussion Paper, be received;

AND FURTHER THAT Council endorse the discussion question responses prepared by Town staff, attached as Schedule Two to this report, to be submitted to the Region of Halton in advance of the commenting deadline of October 30, 2020;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton as input into the Rural and Agricultural System component of the Regional Official Plan Review Process;

AND FURTHER THAT a copy of this report be forwarded to the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.

CARRIED

9.2.f PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0038 dated September 18, 2020, regarding the Regional Official Plan Review – Natural Heritage Discussion Paper.

Recommendation No. GC-2020-0082

THAT Report No. PD-2020-0038, dated September 18, 2020, regarding the Regional Official Plan Review – Natural Heritage Discussion Paper, be received;

AND FURTHER THAT Council endorse the discussion question responses submitted by Town staff, attached as Schedule Two to this report, to be submitted to the Region of Halton in advance of the commenting deadline of October 30, 2020;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton as input into the Natural Heritage System component of the Regional Official Plan Review Process;

AND FURTHER THAT a copy of this report be forwarded to the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.

CARRIED

9.2.g PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0039 dated September 12, 2020, regarding the Regional Official Plan Review – Climate Change Discussion Paper.

Recommendation No. GC-2020-0083

THAT Report PD-2020-0039 dated September 12, 2020, regarding the Regional Official Plan Review – Climate Change Discussion Paper, be received;

AND FURTHER THAT Council endorse the discussion question responses submitted by Town staff, attached as Schedule '2' to this report, to be submitted to the Region of Halton in advance of the commenting deadline of October 30, 2020;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton as input into the Climate Change component of the Regional Official Plan Review Process;

AND FURTHER THAT a copy of this report be forwarded to the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority

CARRIED

9.2.h PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0045 dated September 18, 2020 regarding Removal of a Listed Property from the Heritage Register - 27 Normandy Boulevard.

Recommendation No. GC-2020-0084

THAT Report No. PD-2020-0045 dated September 18, 2020 regarding Removal of a Listed Property from the Heritage Register - 27 Normandy Boulevard be received;

AND FURTHER THAT the property at 27 Normandy Boulevard (Georgetown) be removed from the Heritage Register.

CARRIED

9.2.i PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0047 dated September 4, 2020, regarding an update on the Provincial approval of Growth Plan Amendment No. 1 and Provincial Land Needs Assessment Methodology.

Recommendation No. GC-2020-0085

THAT Report PLS-2020-0047, dated September 4, 2020, regarding an update on the Provincial approval of Growth Plan Amendment No. 1 and Provincial Land Needs Assessment Methodology, be received for information.

CARRIED

9.2.j TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2020-0031 dated September 22, 2020, regarding the Operational Assessment and Implementation for Niagara Trail.

Recommendation No. GC-2020-0086

THAT Report No. TPW-2020-0031, dated September 22, 2020, regarding the Operational Assessment and Implementation for Niagara Trail, be received;

AND FURTHER THAT the proposed traffic safety measures recommended in this Report on Niagara Trail be implemented.

CARRIED

9.3 Adjourn back into Council

Recommendation No. GC-2020-0087

THAT General Committee do now reconvene into Council.

CARRIED

10. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2020-0212

Moved by: Councillor T. Brown

Seconded by: Councillor B. Lewis

THAT the recommendations regarding the Reports & Memorandums from the Tuesday, October 13, 2020 General Committee Meeting are hereby adopted:

GC-2020-0077

GC-2020-0078

GC-2020-0079

GC-2020-0080

GC-2020-0081

GC-2020-0082

GC-2020-0083

GC-2020-0084

GC-2020-0085

GC-2020-0086

CARRIED

11. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2020-0213

Moved by: Councillor B. Lewis

Seconded by: Councillor A. Lawlor

THAT the Minutes of the Committee of Adjustment Meeting held on September 2, 2020 are hereby received for information.

CARRIED

12. PETITIONS/COMMUNICATIONS/MOTIONS

12.1 Motion to Support the Provincial Government in developing tougher laws and penalties for unauthorized car rallies and participants

Resolution No. 2020-0214

Moved by: Mayor R. Bonnette

Seconded by: Councillor C. Somerville

WHEREAS on Friday, September 25, 2020 and Saturday, September 26, 2020 Officers had to close the Town of Wasaga Beach to non-residents after hundreds of car enthusiasts gathered for an unauthorized car rally that violated COVID-19 safety protocols, and resulted in almost 200 tickets being issued by the Ontario Provincial Police;

AND WHEREAS a week prior to the incident that took place in Wasaga Beach, Ancaster experienced a similar situation with 1000 car enthusiasts attending a parking lot violating COVID-19 safety protocols;

AND WHEREAS Wasaga Beach Mayor Nina Bifulchi wrote a letter (Attached as Appendix A to this Motion) to Premier Doug Ford commending the efforts of the OPP in addressing the unauthorized car rally, and supporting the Premier and Provincial Government in developing tougher laws with larger financial penalties than currently exist when dealing with unauthorized car rallies and participants and provided recommendations regarding potential larger financial penalties;

AND WHEREAS the Town of Halton Hills recognizes that these types of unauthorized car rallies can occur in any municipality and can have significant impact on people's enjoyment of their property and put people's safety at risk.

THEREFORE BE IT RESOLVED THAT the Council for the Town of Halton Hills supports the Premier and Provincial Government in developing tougher laws with larger financial penalties than currently exist when dealing with unauthorized car rallies and participants;

AND FURTHER THAT the Council for the Town of Halton Hills supports the recommendations set out in the letter by Mayor of Wasaga Beach, Nina Bifulchi;

AND FURTHER THAT a copy of this Motion be forwarded to Premier Doug Ford, Solicitor General, Sylvia Jones, Attorney General, Doug Downey, Mayor of Wasaga Beach Nina Bifulchi, AMO, Ted Arnot, MPP Wellington-Halton Hills, Halton Region, Town of Oakville, Town of Milton, City of Burlington and Halton Regional Police Chief.

CARRIED

13. ADVANCE NOTICE OF MOTION

NIL

14. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2020-0215

Moved by: Councillor M. Johnson

Seconded by: Councillor C. Somerville

THAT the General Information Package dated October 13, 2020 be received.

CARRIED

15. MOTION TO APPROVE CLOSED SESSION ITEMS

2.1

Delegation to Appeal Council Decision with respect to Report No. ADMIN-2020-0033 dated September 15, 2020 regarding personal matter about an identifiable individual including municipal or local board employees (Denial of Taxi Licence Renewal).

Resolution No. 2020-0216

Moved by: Councillor J. Fogal

Seconded by: Councillor T. Brown

THAT the delegation to Appeal Council's Decision with respect to Report No. ADMIN-2020-0033 dated September 15, 2020 regarding personal matters about an identifiable individual including municipal or local board employees (Denial of Taxi Licence Renewal) be received;

AND FURTHER THAT Staff follow Council's direction on this matter, as outlined in the Confidential Minutes dated October 13, 2020.

CARRIED

2.2

OFFICE OF THE CAO REPORT NO. ADMIN-2020-0029 dated October 6, 2020 regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Resolution No. 2020-0217

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor B. Inglis

THAT Report No. ADMIN-2020-0029 dated October 6, 2020 regarding personal matters about an identifiable individual including municipal or local board employees be received;

AND FURTHER THAT staff carry out Council's direction on this matter as set out in the Confidential Council Meeting Minutes dated October 13, 2020.

CARRIED

2.3

RECREATION ANDD PARKS REPORT NO. RP-2020-0021 dated September 29, 2020 regarding a proposed or pending acquisition or disposition of land by the municipality or local board.

Resolution No. 2020-0218

Moved by: Councillor A. Lawlor

Seconded by: Councillor J. Hurst

THAT Report No. RP-2020-0021 dated September 29, 2020 regarding a proposed or pending acquisition or disposition of land by the municipality or local board be received;

AND FURTHER THAT staff carry out Council's direction on this matter as set out in the Confidential Council Meeting Minutes dated October 13, 2020.

CARRIED

2.4

OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2020-0006 dated September 30, 2020 regarding personal matters about an identifiable individual including municipal or local board employees. (Staffing Matter)

Resolution No. 2020-0219

Moved by: Councillor J. Fogal

Seconded by: Councillor M. Albano

THAT Memorandum No. ADMIN-2020-0006 dated September 30, 2020 regarding personal matters about an identifiable individual including municipal or local board employees (Staffing Matter) be received.

CARRIED

2.5

OFFICE OF THE CAO REPORT NO. ADMIN-2020-0038 dated October 5, 2020 regarding personal matters about an identifiable individual including municipal or local board employees. (Staffing Matters)

Resolution No. 2020-0220

Moved by: Councillor B. Inglis

Seconded by: Councillor C. Somerville

THAT Report No. ADMIN-2020-0038 dated October 5, 2020 regarding personal matters about an identifiable individual including municipal or local board employees (Staffing Matters) be received;

AND FURTHER THAT staff carry out Council's direction on this matter as set out in the Confidential Council Meeting Minutes dated October 13, 2020.

CARRIED

16. RECESS

Recess called at 5:02 p.m.

17. STATUTORY PUBLIC MEETING(S) - 6:00 p.m. Start Time

17.1 PUBLIC MEETING - Premier Gateway Employment Area Zoning By-law and Urban Design Review

(Public Meeting Minutes 2020-0003 Attached as Appendix A to these Minutes)

17.1.a PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0048, dated October 2, 2020, regarding Public Meeting Report for the Premier Gateway Employment Area Zoning By-law and Urban Design Review.

Resolution No. 2020-0221

Moved by: Councillor B. Lewis

Seconded by: Councillor M. Johnson

THAT Report No. PD-2020-0048, dated October 2, 2020, regarding the "Public Meeting Report for the Premier Gateway Employment Area Zoning By-law and Urban Design Review", be received;

AND FURTHER THAT all comments received from the public be referred to staff to be addressed in a final recommendation report to Council regarding the disposition of this matter.

CARRIED

18. CONSIDERATION OF BYLAWS

Resolution No. 2020-0223

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor T. Brown

THAT the following Bills are hereby passed by Council;

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

BY-LAW NO. 2020-0061

A By-law to adopt the proceedings of the Council Meeting held on the 13th day of October, 2020 and to authorize its execution.

CARRIED

19. ADJOURNMENT

Resolution No. 2020-0224

Moved by: Councillor J. Hurst

Seconded by: Councillor M. Albano

THAT this Council meeting do now adjourn at 6:25 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK

APPENDIX A



PUBLIC MEETING-2020-0003

October 13, 2020

Premier Gateway Employment Area Zoning By-Law & Urban Design Review

Minutes of the Public Meeting held on Tuesday, October 13, 2020, 6:00 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor R. Bonnette chaired the meeting.

Mayor R. Bonnette advised the following:

The purpose of this Public Meeting is to inform and consult with the public, and to provide the public with the opportunity to ask questions or to express views with respect to the proposed Zoning By-law Amendments and Urban Design Guidelines.

The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal for a hearing.

Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision to the Local Planning Appeal Tribunal.

In addition, if a person or public body does not make oral submissions at a public meeting or submit written comments to the Town of Halton Hills before the proposed Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

You may wish to talk to Town staff regarding further information on the appeal process.

The Planning Act requires that a Statutory Public Meeting be held for any proposal to amend the Zoning By-law.

The format of this Public Meeting is as follows:

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

Town staff and the Planning Consultant, Liz Howson of Macaulay Shiomi Howson, will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves proposed amendments to Zoning By-law 2000-138 and new Urban Design for the Premier Gateway Employment Area to implement the final recommendations of the Premier Gateway Employment Area Zoning By-law & Urban Design Review.

TOWN'S OPPORTUNITY

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

J. McMulkin stated that the purpose of the Public Meeting is to present Town-initiated amendments to Zoning By-law 2000-138 and new Urban Design Guidelines for the Premier Gateway Employment Area based on the findings of the study to date and solicit further public input on the proposed changes.

This Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter.

The overall purpose of the study is to review and update the applicable zoning standards and urban design guidelines for the Premier Gateway Employment Area to ensure the standards will continue to achieve desirable development and are responsive to the needs of businesses. The Premier Gateway Employment Area was established in 2000 as the Town's prestige employment area. New zoning for this area was created through Zoning By-law 2000-138 and Urban Design Guidelines were established, known as the 401 Corridor Integrated Planning Project Urban Design Guidelines.

Over the past 20 years, a range of successful developments have been constructed in this area; however a number of issues with the standards and guidelines were identified by Town staff and the development community. While the focus of the study is on the current Premier Gateway Employment Area, the study will support the Phase 1B Secondary Plan study by providing input with respect to appropriate future development standards for the Phase 1B Employment Area. The Urban Design Guidelines will also be designed to be extended to the Phase 1B Area once that Secondary Plan has been

approved by Halton Region. It should be noted that the Planning for the Phase 2B Employment Area is being undertaken through a separate study known as the Phase 2B Employment Area Integrated Planning Project.

The study is broken down into 3 phases, Phase 1 has been completed. The findings from Phase 1 have been captured in an “Issues Review and Analysis Report” prepared by Planning staff and the consultant team. Based on the input received in Phase 1, draft amendments to Zoning By-law 2000-138 and new Urban Design Guidelines have been prepared.

Following the Public Meeting, Planning staff will summarize and address staff, public and other stakeholder comments in the final Recommendation Report to Council, which will also present the final Zoning By-law amendments and Urban Design Guidelines. The Recommendation Report and final documents will complete Phases 2/3, and conclude the study.

With respect to public engagement, two (2) workshops and one (1) public open house were held to discuss issues and receive input:

- Technical Advisory Committee (TAC) Workshop on June 28, 2016;
- Development Industry Representatives Workshop on October 3, 2016;
- and,
- Virtual Public Open House starting June 18, 2020.

In addition to the public open house, a 16-question survey was posted to the Let’s Talk Halton Hills website earlier this year to obtain further feedback regarding the study and contemplated changes.

With respect to whether the minimum lot area for new lots should be reduced, 53% of the respondents indicated “No”. Given the results and staff’s preference to maintain the existing standards, staff is not proposing any amendments to this requirement.

The majority of the respondents would like the maximum building height to increase on the north side of Steeles Avenue, with the majority of these being to increase to 14m. Given this and staff’s preference to increase the requirement, the maximum building height requirement is proposed to increase to 14m.

Given the majority of respondents did not indicate any additional parking requirements that need to be revised, staff will continue to propose changes to the parking standards for uses where appropriate.

Staff is proposing to remove the maximum lot coverage requirements based on the amount of public support for their removal.

The majority of respondents did not identify additional setbacks that need to be revised. As such, no further setback revisions have been proposed.

The majority of respondents did not identify the need to reduce the Ministry of Transportation Ontario's minimum 25m setback from Highways 401 and 407. As such, this existing setback is proposed to be maintained.

The majority of respondents indicated that the new Urban Design Guidelines provide enough direction to ensure high-quality and sustainable design for new development while being flexible enough to respond to changes in the market and the needs of businesses.

The following provides a summary of the proposed amendments to Zoning By-law 2000-138:

Within the Prestige Industrial and Gateway Zones:

- Reduction of yards abutting Steeles Avenue and Fifth Line from 20m to 10m (M7 Zone)
- Removal of maximum lot coverage requirements (i.e. 60%)
- Increase to maximum height requirement for 2-storey buildings from 10.6m to 14.0m (M7 Zone)
- Increase to maximum commercial vehicle waiting space requirement from 20% of the provided loading spaces to 100% of the provided loading spaces for buildings with a gross floor area of 9,290 m² (~100,000 ft²) or greater
- Reduction in parking requirements for specific uses (i.e. Industrial use, Manufacturing use, Museum, Nursery school, Full service Restaurant, Warehouse use and Wholesaling use) and
- Other minor administrative and typographical changes

For the Development Zone, General Provisions and Parking Standards:

- Clarification that additional building and structure setbacks from residential, institutional and open spaces lots do not include commercial lots
- Definitions of "Gross Floor Area" and "Net Floor Area" from Comprehensive Zoning By-law 2010-0050 added to list of definitions
- Change from "Gross Floor Area" to "Net Floor Area" in parking table
- General parking standards added from Comprehensive Zoning By-law 2010-0050

The proposed amendments are designed to enhance the efficiency and flexibility of development and improve access for pedestrians and future transit, while still protecting existing residential and institutional development and the natural environment. The proposed amendments are also designed to address the issues that have been identified by the TAC, public and development community with the existing development standards in Zoning By-law 2000-138. Other feedback was also received requesting additional permitted uses such as transport terminals (i.e. truck parking), outdoor storage uses and motor vehicle dealerships. However, any changes to the permitted uses would require amendments to the Official Plan, which would be outside of the scope of the study.

The proposed draft Premier Gateway Employment Area Urban Design Guidelines, outline a vision and guiding principles for the Premier Gateway, contain guidelines related to site plan design, built form, the natural environment and open space, as well as guidance for implementation.

Given the feedback received from the public and development community, the new Guidelines appear to; address issues identified with the previous Urban Design Guidelines (for example, removing regulatory direction intended for the zoning by-law), providing enough direction to ensure high-quality and sustainable design for new development while being flexible enough to respond to changes in the market and the needs of businesses.

Following the Public Meeting, Planning staff will await additional public comments regarding the proposed amendments to Zoning By-law 2000-138 and new Urban Design Guidelines, with the deadline to provide comments and complete the survey being October 29th, 2020. Staff will then summarize any additional comments in the final Recommendation Report to Council, which will present the final Zoning By-law amendments and Urban Design Guidelines (including any revisions) for approval and adoption.

PUBLIC'S OPPORTUNITY

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

No persons came forward.

FINAL COMMENT FROM STAFF

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

J. McMulkin stated that staff had no further comments.

CONCLUSION OF MEETING

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

If you wish to receive further information regarding this proposal please contact the Planner, John McMulkin, following the meeting.

If you wish to make a written submission, the deadline for comment is October 29, 2020.

The meeting adjourned at 6:24 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK