



Legislative & Planning Services
Planning Services
Halton Region
1151 Bronte Road
Oakville, ON L6M 3M1

April 23, 2021

Mr. John Linhardt
Commissioner of Planning and Development
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

RE: Draft Regional Decision – Destination Downtown Secondary Plan

Dear Mr. Linhardt:

This letter provides information on Halton Region's review of Town of Halton Hills Official Plan Amendment No. 37 – "Destination Downtown Secondary Plan" (OPA 37). Attached to this letter is the Draft Notice of Decision, including the proposed modifications that have resulted from the review.

The proposed modifications address: the planning horizon; affordable housing; source protection; Environmental Impact Assessments; servicing; and development monitoring. There are also minor housekeeping modifications proposed to increase the overall clarity and readability of the OPA.

Regional Comments on the Area Servicing Plan

Regional Staff have reviewed the Downtown Georgetown Area Servicing Plan. Ensuring sufficient municipal servicing capacity to accommodate the anticipated growth in the downtown is critical to the success of this Secondary Plan. A critical part of this analysis is hydraulic modelling of the water and wastewater system to ensure appropriate capacity within the Secondary Plan area as well as in the broader Regional system. In the absence of completed hydraulic modelling for the Area Servicing Plan, it cannot be confirmed that the existing infrastructure can support the anticipated growth in the downtown. As a result, in its current form the Area Servicing Plan is not acceptable to the Region. In particular, the following work is outstanding:

- Hydraulic modeling of the water and wastewater system: Population and employment anticipated in the Downtown Georgetown area to the 2031 time horizon must be loaded into the model in accordance with the Town's planned development, including where and how the intensification will take place to 2031. The models must demonstrate that adequate water and wastewater servicing can be accommodated both internal to the Secondary Plan Area as well as in the broader Regional system with the anticipated

Regional Municipality of Halton

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growth. Any capacity constraints must be identified and addressed to the satisfaction of the Region.

To advance the Secondary Plan and to ensure that all outstanding concerns will be appropriately addressed, the Region has incorporated modifications to the Secondary Plan that include the following components:

1. Requirement for the Town to complete the Area Servicing Plan.
2. In the interim, all development applications shall be required to complete supplemental servicing analysis in addition to the typical requirements for a Functional Servicing Report (at the Region's discretion).
3. Upon completion of the Area Servicing Plan to the satisfaction of the Region, Functional Servicing Reports will be required to be completed in accordance with the Area Servicing Plan.

With the proposed modifications to the Secondary Plan described above, and identified in Attachment #1, I am of the opinion that the Destination Downtown Secondary Plan conforms to, or does not conflict with, the Regional Official Plan, is consistent with the Provincial Policy Statement 2020, and conforms to, or does not conflict with, the applicable Provincial Plans and policies.

Regional By-law No. 6-16 delegates Regional Council's approval authority under Section 17(34) of the *Planning Act* to the Chief Planning Official, provided that the Chief Planning Official's decision is not contrary to the recommendation of the local municipal council. I understand that you may be taking a report to Town Council regarding these proposed modifications. I will await the Town's response to this letter and attachments before issuing the Notice of Decision. Should Town Council not support modifications addressing conformity, the matter must then be referred to Regional Council for a final decision.

If you have any questions, please contact myself at ext.7181 or Dan Tovey, Manager of Planning Policy at ext. 7208.

Sincerely,



Curt Benson, MCIP RPP
Director of Planning Services and Chief Planning Official

Att: Attachment #1 – Draft Notice of Decision – Destination Downtown
Secondary Plan

cc: Bronwyn Parker, Director of Planning Policy, Town of Halton Hills
Melissa Ricci, Senior Planner, Town of Halton Hills
Dan Tovey, Manager – Planning Policy
Elizabeth Cunningham, Intermediate Planner – Planning Policy



DECISION

**with respect to Official Plan Amendment No. 37
to the Official Plan for the Town of Halton Hills
Section 17(34) of the Planning Act**

Town of Halton Hills – Official Plan Amendment No. 37 (OPA 37)

Official Plan Amendment No. 37 – “Destination Downtown Secondary Plan” is modified as set out in Schedule “A” to this Decision and approved with these modifications by the Director of Planning Services and Chief Planning Official for the Regional Municipality of Halton, pursuant to Section 17(2) of the *Planning Act*, R.S.O. 1990 as amended. If no notice of appeal is filed, OPA 37 will come into effect on **DATE TBD**, being the day following the last day for filing a notice of appeal.

Curt Benson MCIP RPP
Director of Planning Services & Chief Planning Official

Date

Schedule "A" – Regional Municipality of Halton Modifications

Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~.

Region No.	Section No.	Modification	Explanation of Modification
H7.3 Objectives for a Successful Downtown			
1)	H7.3.1 a) iii.	Is deleted in its entirety and relocated with modifications to a new section H7.4 g).	To relocate policy to enhance clarity regarding affordable housing policies.
2)	[New] H7.3.1 a) iii.	A new section H7.3.1 a) iii. is added to read as follows: <u>"To support access to shared community infrastructure, between the Georgetown Major Transit Station Area (MTSA) and Downtown Georgetown as a way to complement the objectives of this Plan"</u>	To recognize proximity to the Georgetown Major Transit Station Area and resulting shared community infrastructure.
H7.4 Growth Management			
3)	H7.4 d)	Is modified to read as follows: "Like all historic downtowns, Downtown Georgetown is expected to continue to grow and evolve well beyond 2031. <u>To that end, the land use</u> The Land Use designations and associated policy framework in this Secondary Plan <u>are intended to implement the long term vision for this area and anticipate ongoing growth to achieve a total of between 1630 total dwelling units accommodating a population of approximately 4,260 residents, as well as about 40,000 square metres of non-residential floor space, accommodating 800 population-related and/or knowledge-based jobs to the year 2041, and beyond, beyond the 2031 planning horizon. A further amendment to this Secondary Plan to address post 2031 growth expectations, gross density and to extend the planning horizon shall be required upon completion of the current Regional Official Plan review.</u> The anticipated gross density of Downtown Georgetown to 2041, and beyond, is estimated to be approximately 240 persons and jobs combined per hectare."	To conform to the Regional Official Plan.
4)	H7.4 f) iii.	Is modified to read as follows: "The availability of municipal <u>water and wastewater</u> infrastructure. <u>All policies under H7.4 of this Secondary Plan are subject to the capabilities of Halton Region's water and wastewater infrastructure to support development, in accordance with the current Water and Wastewater Master Plan, the Regional Official Plan, and the Development Charges Background Study;</u> "	To clarify applicability of Regional Official Plan and Region's water and wastewater infrastructure requirements.
5)	[New] H7.4 g)	A new section H7.4 g) relocated from H7.3.1 a) iii. is added and further modified to read as follows: <u>"The Town of Halton Hills will work with the Region of Halton to achieve a Region wide affordable housing target of 30 percent of all new dwelling units"</u>	To relocate policy to enhance clarity regarding affordable housing policies.

Region No.	Section No.	Modification	Explanation of Modification
6)	[New] H7.4 h)	A new section H7.4 h) is added to read as follows: <u>"The Town will encourage the provision of affordable housing through."</u>	To add policies regarding affordable housing, in accordance with the Regional Official Plan.
7)	[New] H7.4 h) i.	A new section H7.4 h) i. is added to read as follows: <u>"Working with the Region of Halton and the development community to consider progressive financial incentives to encourage and support the development of affordable housing."</u>	To add policies regarding affordable housing, in accordance with the Regional Official Plan.
8)	[New] H7.4 h) ii.	A new section H7.4 h) ii. is added to read as follows: <u>"Supporting assisted housing, which is housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program."</u>	To add policies regarding affordable housing, in accordance with the Regional Official Plan.
9)	[New] H7.4 h) iii.	A new section H7.4 h) iii. is added to read as follows: <u>"Supporting accessory apartments."</u>	To add policies regarding affordable housing, in accordance with the Regional Official Plan.
10)	[New] H7.4 h) iv.	A new section H7.4 h) iv. is added to read as follows: <u>"Considering innovative and alternative residential and community design standards that facilitate affordable housing; and"</u>	To add policies regarding affordable housing, in accordance with the Regional Official Plan.
11)	[New] H7.4 h) v.	A new section H7.4 h) v. is added to read as follows: <u>"Encouraging the development of purpose built rental housing with a full mix and range of unit sizes."</u>	To add policies regarding affordable housing, in accordance with the Regional Official Plan.
H7.5.2 Historic Main Street Area			
12)	H7.5.2.2 a) i.	Is modified by replacing the words " an associated secondary dwelling unit " with the words " <u>accessory apartments in accordance with Section D1.3.1.6 of the Official Plan</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
13)	H7.5.2.2 a) ii.	Is modified by replacing the words " communal " with the words " <u>Group home and</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
14)	H7.5.2.2 a) vi.	Is modified by replacing the words " care facilities " with the words " <u>nursery</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
15)	H7.5.2.2 a) xvii.	Is modified by replacing the words " public and private utilities " with the words " <u>quasi-public uses</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
16)	H7.5.2.3 e)	Is modified by replacing the words " communal " with the words " <u>Group home and</u> ".	To update terminology for consistency with the defined

Region No.	Section No.	Modification	Explanation of Modification
			terms in the Halton Hills Official Plan.
H7.5.3 Downtown Regeneration Area			
17)	H7.5.3.2 a) i.	Is modified by replacing the words " secondary dwelling unit " with the words " <u>accessory apartments in accordance with Section D1.3.1.6 of the Official Plan</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
18)	H7.5.3.2 a) vii.	Is modified by replacing the words " communal " with the words " <u>Group home and</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
19)	H7.5.3.2 a) xv.	Is modified by replacing the words " public and private utilities " with the words " <u>quasi-public uses</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
20)	H7.5.3.2 b) iii.	Is modified by replacing the words " care facilities " with the words " <u>nursery</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
H7.5.4 Downtown Neighbourhood Area			
21)	H7.5.4.2 a) ii.	Is modified by replacing the words " Secondary dwelling unit " with the words " <u>Accessory apartments in accordance with Section D1.3.1.6 of the Official Plan</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
22)	H7.5.4.2 a) iii.	Is modified by replacing the words " Communal " with the words " <u>Group home and</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
23)	H7.5.4.2 a) iv.	Is modified by replacing the words " care facilities " with the words " <u>nursery</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
24)	H7.5.4.2 a) xii.	Is modified by replacing the words " public and private utilities " with the words " <u>quasi-public uses</u> ".	To update terminology for consistency with the defined terms in the Halton Hills Official Plan.
H7.6.5.3 Storm Water Management			
25)	H7.6.5.3 a) i.	Is modified by deleting the word " and, " after the words "conditions,".	To address addition of H7.6.5.3 a) iii.
26)	H7.6.5.3 a) ii.	Is modified by replacing " ; " with " <u>, and,</u> ".	To address addition of H7.6.5.3 a) iii.
27)	[New] H7.6.5.3 a) iii.	A new section H7.6.5.3 a) iii. is added to read as follows: " <u>As required by CTC Source Protection Plan policies, in locations where the Issue Contributing Area for chloride overlaps the Secondary Plan Area, design considerations will be required to ensure that measures to promote groundwater recharge limit the infiltration of runoff from areas where road salt is applied. Recharge enhancements in these areas should</u> "	To align with requirements of CTC Source Protection Plan policies.

Region No.	Section No.	Modification	Explanation of Modification
		<u>focus on infiltrating runoff from areas where road salt is not applied (i.e., greenspace, rooftops, etc.).</u>	
H7.6.5.4 Natural Heritage System			
28)	H7.6.5.4 c)	Is modified by adding the words “ <u>where appropriate, in accordance with section B1A of the Halton Hills Official Plan</u> ” after the words “public trail”.	To conform to the Regional Official Plan.
29)	H7.6.5.4 d)	A new section H7.6.5.4 d) is added to read as follows: “ <u>Activities considered to be Significant Drinking Water Threats will be subject to the Credit Valley, Toronto and Region, Central Lake Ontario (CTC) Source Protection Plan policies.</u> ”	To clarify applicability of source protection plan policies.
H7.7.4 Multi-Use Trails			
30)	H7.7.4 b) ii.	Is modified to read as follows: “Where a multi-use trail is adjacent to, or within the Silver Creek Valley, it will be designed to avoid <u>and mitigate</u> impact on the features and its associated ecological and hydrogeological functions, including the requirement to utilize native, non-invasive plant materials <u>in accordance with Section B1A of the Halton Hills Official Plan.</u> ”	To conform to the Regional Official Plan.
H7.8.5 Servicing			
31)	[New] H7.8.5 [Section Title]	A new section title is added to read as follows: “ <u>Servicing</u> ”	To clarify servicing requirements.
32)	[New] H7.8.5 a)	A new section H7.8.5 a) is added to read as follows: “ <u>Ensuring sufficient municipal servicing capacity to accommodate the anticipated growth is critical to the success of this Secondary Plan. The Town shall complete an Area Servicing Plan for the Secondary Plan Area developed in accordance with the Region’s Water and Wastewater Master Plan, the Regional Official Plan, Development Charges Background Study, and the Region’s financing policies for growth infrastructure to the satisfaction of Halton Region.</u> ”	To clarify servicing requirements.
33)	[New] H7.8.5 b)	A new section H7.8.5 b) is added to read as follows: “ <u>Until the requirements of H7.8.5 a) are met, development applications shall be required to complete supplemental servicing analysis in addition to the requirements for a Functional Servicing Report detailed in section H7.8.6 a), to the satisfaction of the Town and Halton Region. Requirements shall include:</u> > <u>Water and wastewater hydraulic modeling to include analysis of the local Functional Servicing Report area as well as the impacted area external to the Secondary Plan area in order to confirm there are no system capacity constraints accumulatively.</u> ”	To clarify servicing requirements.
34)	[New] H7.8.5 c)	A new section H7.8.5 c) is added to read as follows:	To clarify servicing requirements.

Region No.	Section No.	Modification	Explanation of Modification
		<u>“Notwithstanding H7.8.5 b), the requirements for supplemental servicing analysis may be scoped or waived at the sole discretion of Halton Region.”</u>	
35)	[New] H7.8.5 d)	A new section H7.8.5 d) is added to read as follows: <u>“Upon completion of the requirements of H7.8.5 a), Functional Servicing Reports shall be completed in accordance with section H7.8.6 a) and the Downtown Georgetown Area Servicing Plan to the satisfaction of the Town and Halton Region.”</u>	To clarify servicing requirements.
H7.8.6 Complete Application Requirements			
36)	[New] H7.8.6 [Section Title]	A new section title is added to read as follows: <u>“Complete Application Requirements”</u>	To clarify requirements for complete application in accordance with the Regional Official Plan.
37)	[New] H7.8.6 a)	A new section H7.8.6 a) is added to read as follows: <u>“A development application under the Planning Act will be required in accordance with section G12 of the Halton Hills Official Plan. In addition to the requirements in section G12, the following policies apply.”</u>	To clarify requirements for complete application in accordance with the Regional Official Plan.
38)	[New] H7.8.6 a) i.	A new section H7.8.6 a) i. is added to read as follows: <u>“As part of the land use planning report an analysis of current rental housing supply, demand and risk of loss through development.”</u>	To clarify requirements for complete application in accordance with the Regional Official Plan.
39)	[New] H7.8.6 a) ii.	A new section H7.8.6 a) ii. is added to read as follows: <u>“Where required by the policies of the Town of Halton Hills Official Plan and/or Regional Official Plan, an Environmental Impact Assessment will be prepared in support of applications for proposed development or site alteration. The EIA will be prepared in accordance with the Downtown Georgetown Natural Heritage Assessment, Regional Official Plan, and the Halton Region Environmental Impact Assessment Guideline to the satisfaction of the Town, the Region, and the Conservation Authority. In particular, the EIA must identify the appropriate buffer width in conjunction with other mitigation techniques to ensure the features and functions of the NHS are protected, and include an environmental management strategy.”</u>	To clarify requirements for complete application in accordance with the Regional Official Plan.
40)	[New] H7.8.6 a) iii.	A new section H7.8.6 a) iii. is added to read as follows: <u>“Functional Servicing Reports shall be prepared in accordance with section H7.8.5, specifying how water and wastewater servicing will be provided for proposed developments. The Functional Servicing Report will be prepared to the satisfaction of the Town and Halton Region and must include, at a minimum:</u> <ul style="list-style-type: none"> > Servicing design requirements; > A preferred servicing plan based on analysis of servicing requirements, in accordance with Downtown Georgetown Area Servicing Plan as well as the current Water and Wastewater Master Plan; 	To clarify requirements for complete application in accordance with the Regional Official Plan.

Region No.	Section No.	Modification	Explanation of Modification
		> <u>Preliminary sizing and location of water and wastewater infrastructure.</u>	
H7.8.7 Community Benefits			
41)	H7.8.7 [Renumbered]	Is modified by renumbering 'H7.8.5' to 'H7.8.7'.	To renumber the section. All subsequent subsections are also renumbered.
H7.8.8 Development Monitoring			
42)	[New] H7.8.8 [Section Title]	A new section title is added to read as follows: <u>"Development Monitoring"</u>	To conform to the Regional Official Plan.
43)	[New] H7.8.8 a)	A new section H7.8.8 a) is added to read as follows: <u>"The Town shall establish a development monitoring program, in consultation with Halton Region, for the Downtown Georgetown lands to track and report on the status of development (both allocated and built units) on an annual basis. This may include:"</u>	To conform to the Regional Official Plan.
44)	[New] H7.8.8 a) i.	A new section H7.8.8 a) i. is added to read as follows: <u>"Level of population and employment growth:"</u>	To conform to the Regional Official Plan.
45)	[New] H7.8.8 a) ii.	A new section H7.8.8 a) ii. is added to read as follows: <u>"Supply of existing lots and number of building permits granted:"</u>	To conform to the Regional Official Plan.
46)	[New] H7.8.8 a) iii.	A new section H7.8.8 a) iii. is added to read as follows: <u>"General achievement of housing mix targets:"</u>	To conform to the Regional Official Plan.
47)	[New] H7.8.8 a) iv.	A new section H7.8.8 a) iv. is added to read as follows: <u>"Building permits granted: and"</u>	To conform to the Regional Official Plan.
48)	[New] H7.8.8 a) v.	A new section H7.8.8 a) v. is added to read as follows: <u>"Development application status:"</u>	To conform to the Regional Official Plan.