



A stone sign for Halton Hills Town Hall is visible in the background. The sign is made of light-colored stone and features a crest on top. The text "HALTON HILLS TOWN HALL" is engraved in dark, all-caps letters on the stone. The sign is surrounded by greenery, including tall evergreen trees and low-lying bushes.

# Town of Halton Hills Parkland Dedication and Payment-in-Lieu of Parkland By-law Review

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Public Consultation Meeting

May 2, 2022

# Introduction



- The Town currently receives parkland or cash-in-lieu of parkland (C.I.L.) under By-law 2002-0152
  - by-law provide for the conveyance of land or C.I.L. of parkland from new development at rates established under the *Planning Act*
- The Town's current by-law will expire on September 18, 2022, as per amendments to the *Planning Act* amendments arising from the *COVID-19 Economic Recovery Act*
  - Any by-law that was in effect on September 18, 2020 and provides for the alternative parkland requirement will expire on September 18, 2022



# Approach to Parkland Dedication Assessment

- Review the Town's current parkland dedication by-law, Official Plan policies, parks plan, acquisition strategy, and land appraisals
- Prepare a forecast of parkland needs and capital costs, based on parks plan standards and land appraisals
- Prepare a forecast of C.I.L. based on current by-law and parkland acquisition strategy
- Recommend potential changes to the Town's parkland dedication by-law

# Current By-law Policies



- As a condition of development, land or a C.I.L. of parkland shall be conveyed to the Town as follows:
  - Commercial and industrial development - 2% of land value
  - Low-density residential - 5% of land value
  - All other urban living designations - alternative requirement of 1 hectare (ha.) per 300 dwelling units, or 1 ha per 500 dwelling units if imposing C.I.L. of parkland
  - All other uses - 5% of land value

# Current By-law Policies



- C.I.L. is capped at \$11,000/unit in the following areas:
  - Downtown Georgetown;
  - Downtown Acton;
  - Georgetown Community Node;
  - GO Station Area;
  - Civic Centre District; and
  - Brownfield Sub-Areas
- The By-law exempts parkland dedication for municipal, provincial, and federal government, Halton Hills Hydro, school boards, places of worship, non-residential farm buildings, and expansions of less than 25% of existing non-residential uses

# Parkland Needs Assessment



- Town requires 61 ha of parkland over the forecast period, based on standard of 2.2 ha./1,000 population
- 20 ha. of local parkland to be conveyed by Vision Georgetown landowners
- Residual of 41 ha. (101 acres) required to be conveyed/C.I.L.

Description	Type of Non-Local Parkland Acquisition	
	Large Urban Parcel	Future Expansion Area
Average Local Parkland Value (\$/ha)	\$6,520,000	\$6,520,000
Average Non-Local Parkland Value (\$/ha)	\$3,700,000	\$1,976,000
<u>Forecast Parkland Needs</u>		
Local Parks (13.46 ha)	\$87,785,000	\$87,785,000
Non-Local Parks (27.89)	\$103,179,000	\$55,103,000
<b>Total Net Parkland Needs (41.35 ha)</b>	<b>\$190,964,000</b>	<b>\$142,888,000</b>
<u>Forecast C.I.L. of Parkland Revenue</u>		
Residential	\$56,453,898	\$56,453,898
Non-Residential	\$20,367,066	\$20,367,066
<b>Total</b>	<b>\$76,820,965</b>	<b>\$76,820,965</b>
<b>C.I.L. of Parkland Acquisition Revenue Shortfall</b>	<b>\$114,143,035</b>	<b>\$66,067,035</b>

# Proposed Parkland Dedication By-law Revisions



- The following changes are proposed to the Parkland Dedication By-law policies:
  - Prorate parkland dedication requirements for mixed use developments based on the share of the total gross floor area of the development
  - Replace the per unit cap of \$11,000 in the following areas with a cap of 20% of total land value for the same areas as the current policy (i.e. Downtown Georgetown, Downtown Acton, Georgetown Community Node, GO Station Area, Civic Centre District, and Brownfield Sub-Areas)

# Future By-law and Official Plan Policy Updates



- Further updates to the Parkland Dedication by-law will be considered in conjunction with updates to the Town's Official Plan policies, including:
  - Updates to non-local parkland standards
  - Updates to the guidelines for the use of C.I.L. of parkland funds
  - Require the alternative parkland dedication rate where residential densities exceed 15 units per ha.
  - Require the alternative C.I.L. of parkland rate where residential densities exceed 25 units per ha.



# Next Steps



<b>2021/2022 Parkland Dedication By-law Update Process</b>	<b>Date</b>
Public consultation	May 2, 2022
Comments due	May 16, 2022
Final 2022 parkland dedication by-law proposals to Council and by-law passage	July 4, 2022
Notice of by-law passage and time for appeal	within 20 days of by-law passage
Last day for. by-law appeals	40 days after passage
By-law effective date	September 1, 2022



**Comments & Questions to...**

**sodonnell@haltonhills.ca.**