



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Kelly Aldridge, Senior Policy Planner

DATE: September 12, 2023

REPORT NO.: PD-2023-057

SUBJECT: Public Meeting for a Proposed Housekeeping Amendment to Comprehensive Zoning By-law 2010-0050, as amended

RECOMMENDATION:

THAT Report No. PD-2023-057, dated September 12, 2023, regarding a Public Meeting for a Proposed Housekeeping Amendment to Comprehensive Zoning By-law 2010-0050, as amended, be received;

AND FURTHER THAT any agency and public comments received regarding the Proposed Housekeeping Amendment be referred to staff for review and consideration prior to the finalization of this matter.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The purpose and effect of the proposed housekeeping amendment is to remove Zoning By-law 00-138, being the Premier Gateway Zoning By-law, as amended, from the old Georgetown Zoning By-law 57-91, and add By-law 00-138, as amended, as a standalone section into the Comprehensive Zoning By-law 2010-0050. Given that an update to By-law 00-138 was recently completed in 2001, no changes to the zone provisions are being advanced as part of this housekeeping exercise.
- The purpose of the Public Meeting is to obtain comments and feedback from the community. Any comments received will be reviewed and evaluated prior to the By-law being finalized.
- Staff anticipate that this By-law will be passed under By-law No. 2022-0039, which granted the authority to pass By-laws under Section 34 of the *Planning Act*, that are minor in nature, to the Commissioner of Planning and Development.

BACKGROUND AND DISCUSSION:

Zoning By-law 00-138 applies to the Premier Gateway lands that were designated in 1999 and 2000 through the Halton Urban Structure Plan (ROPA 8) and the 401 Integrated Corridor Planning Project (OPA 94) respectively. These lands are primarily located south of Steeles Avenue between James Snow Parkway and Winston Churchill Boulevard. Lands located on the north side of Steeles Avenue in the western part of the Premier Gateway between the Town of Milton and a Sixteen Mile Creek tributary (the “triangle lands”) were also included in the initial Premier Gateway Urban Area and are subject to Zoning By-law 00-138 (see Schedule 1)

Zoning By-law 00-138 was passed by Council on October 23, 2000, and approved by the Ontario Municipal Board on January 28, 2002. Excluding Holding removals, the by-law has been subject to five site specific amendments as well as one comprehensive review that was completed in 2020 and approved by Council via the recommendations of Report No. PD-2020-0064

Although essentially functioning as a standalone zoning by-law for the Premier Gateway, By-law 00-138 was passed in 2000 as an amendment to Georgetown By-law 57-91. By-law 00-138 was not incorporated into Comprehensive Zoning By-law 2010-0050 when it was passed by Council in 2010. As such, By-law 00-138 remains part of the old Georgetown Zoning By-law.

As a result of the Sustainable Halton process, the Premier Gateway now includes lands on the north side of Steeles Avenue that were designated through ROPA 38 and OPA 10. Secondary Plans have been prepared for the Phase 1B lands (OPA 31A and OPA 31B) and the Phase 2B lands (OPA 50). A number of development applications, including zoning by-law amendment applications, are currently under review in the Phase 1B lands. Although seeking similar zoning provisions as set out in Zoning By-law 00-138, these lands are currently subject to Comprehensive Zoning By-law 2010-0050. It is considered appropriate that these lands remain within the Comprehensive Zoning By-law. It is also considered appropriate that Zoning By-law 00-138, as amended be removed from the old Georgetown By-law 57-91 and integrated into Comprehensive Zoning By-law 2010-0050 as Section 8.4. The objective is to ensure that zoning provisions for the entire Premier Gateway lands will be included within the Comprehensive Zoning By-law for ease of reference and interpretation. Given the recent update referenced above, no changes to the zoning provisions are being advanced as part of this housekeeping exercise.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town’s Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows:

September 14, 2023 Notice of Public Meeting published in the Independent & Free Press.

October 5, 2023 Courtesy Notice of Public Meeting published in the Online Independent & Free Press.

INTERNAL CONSULTATION:

Planning staff consulted with the appropriate Town Departments and legal counsel (Thomson Rogers) during the preparation of this Report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer