

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: January 19, 2024

CASE NO(S).:

OLT-22-001949
(Formerly PL200159)
OLT-22-001967
(Formerly PL200484)

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellants:	Southwest Georgetown Landowners Group Inc., Georgetown Country Properties Ltd.
Applicant and Appellants:	Lormel Developments (Georgetown) Ltd., Lormel Developments (Eighth Line) Ltd., and Ozner Corporation
Applicant and Appellants:	Mattamy (Halton Hills) Ltd. (formerly 2108393 Ontario Ltd., 2108394 Ontario Ltd., and Barrhaven Place Inc.)
Applicant and Appellants:	Neamsby Investments Inc
Applicant and Appellants:	Shelson Properties Ltd. and Coryville Construction Ltd.
Subject:	Request to amend the Official Plan - Failure of the Town of Halton Hills to adopt the requested amendment
Existing Designation:	Future Residential/Mixed Use
Proposed Designated:	Residential/Mixed Use
Purpose:	To permit the development of the lands for a new community comprised of residential, commercial, institutional, parks, and open space uses.
Property	All lands subject to OPA
Address/Description:	
Municipality:	Town of Halton Hills
Approval Authority File No.:	D09OPA17.003
OLT Case No.:	OLT-22-001949
Legacy Case No.:	PL200159
OLT Case Name:	Southwest Georgetown Landowners Group Inc. v. Halton Hills (Town)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Southwest Georgetown Landowners Group Inc.
Appellant:	Georgetown Country Properties Ltd.
Appellant:	Lormel Developments (Georgetown) Ltd. et al
Appellant:	Mattamy (Halton Hills) Ltd
Appellant:	Neamsby Investments Inc
Appellant:	Shelson Properties Ltd. and Coryville Construction Ltd.
Subject:	Proposed Official Plan Amendment No. OPA 32
Municipality:	Town of Halton Hills
OLT Case No.:	OLT-22-001967
Legacy Case No.:	PL200484
OLT Case Name:	Southwest Georgetown Landowners Group Inc. v. Halton (Region)

PROCEEDING COMMENCED UNDER subsections 12(2) and 13(1)(d) and of the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6, and the Tribunal's *Rules of Practice and Procedure*

Request by:	Mattamy (Halton Hills) Ltd.
Request for:	Request for Directions

Heard: November 17, 2023 by Video Hearing

APPEARANCES:

<u>Parties</u>	<u>Counsel/Representative*</u>
Town of Halton Hills	Jeffrey Wilker Al Burton
Regional Municipality of Halton	Lee English Isaac Tang (<i>in absentia</i>)
Southwest Georgetown Landowners Group Inc.	Mark Joblin Quinto Annibale
Mattamy (Halton Hills) Ltd.	Jessica De Marinis Scott Snider (<i>in absentia</i>) Anna Toumanians (<i>in absentia</i>)

Lormel Developments (Georgetown) Ltd.	Max Reedijk Katarzyna Sliwa
Master Built Homes Inc.	Sylvain Rouleau Denise Baker (<i>in absentia</i>)
Shelson Properties Ltd. and Coryville Construction Ltd.	Andy Margaritis John Alati (<i>in absentia</i>)
Georgetown Country Properties Ltd.	Patrick Harrington
Iva Gaspar	Tomislav Gaspar*
823 Trafalgar D.G. Farms Inc.	Thomas Arnold Herbert Arnold (<i>in absentia</i>)
Halton District School Board and Halton District Catholic School Board	Brad Teichman

MEMORANDUM OF ORAL DECISION DELIVERED BY DAVID BROWN ON NOVEMBER 17, 2023 AND ORDER OF THE TRIBUNAL

[Link to Order](#)

INTRODUCTION AND BACKGROUND

[1] The matters before the Tribunal are the Settlement of Appeals filed in connection with proposed amendments to the Town of Halton Hills (“Town”) Official Plan (“OP”) for the same tract of land in the Town located southwest of the community of Georgetown.

[2] The first matter, referenced as Tribunal Case No. OLT-22-001967, deals with appeals filed against the approval of Official Plan Amendment No. 32 (“OPA 32”) that was adopted by the Town on July 9, 2018, and approved with modifications by the Regional Municipality of Halton (“Region”) on September 25, 2020. The Appellants are Lormel Developments (Georgetown) Ltd., Lormel Developments (Eighth Line) Ltd., Ozner Corporation (now amalgamated as Lormel Developments (Georgetown) Ltd.),

Georgetown Country Properties Ltd., Mattamy (Halton Hills) Ltd. (formerly 2108393 Ontario Ltd., 2108394 Ontario Ltd., and Barrhaven Place Inc.) (“Mattamy”), Neamsby Investments Inc. (now Master Built Homes Inc.) (“Master Built”), and Shelson Properties Ltd. and Coryville Construction Ltd. (collectively, the “Majority Landowners”), and Southwest Georgetown Landowners Group Inc. (“SWGLG”).

[3] The second matter, referenced as Tribunal Case No. OLT-22-001949, relates to the same lands as those that are the subject of OPA 32 and concerns appeals filed pursuant to s. 22(7) of the *Planning Act*, R.S.O., c. P.13, as amended (“Act”), against the Town for its failure to make a decision within the timeframe prescribed by the Act on an Application to Amend the Official Plan (the “Private OPA”). The Private OPA was filed by the Majority Landowners and SWGLG with the Town on November 27, 2017, and it was deemed complete on February 27, 2018. SWGLG and the Majority Landowners, except for Georgetown Country Properties Ltd., each appealed the Private OPA to the Tribunal.

[4] The lands that are the subject of OPA 32 and the Private OPA are bounded by Trafalgar Road on the west, 15 Side Road to the north, 8th Line to the east, and 10 Side Road to the south (the “Southwest Georgetown Lands”), and they comprise approximately 412 hectares.

[5] The Town, the Region, the Halton Region Conservation Authority (“Conservation Halton”), the Halton District School Board, the Halton Catholic District School Board (together the “School Boards”), 823 Trafalgar D.G. Farms Inc., and Iva Gaspar each have Party Status with respect to both Appeals.

[6] The Appeals were separated into three phases. The first phase addressed Natural Heritage Systems matters, including Watercourses, Flooding, Erosion, Hazards, Wetlands, Related Stormwater Management/Infrastructure, and Source Water Protection. These matters were the subject of a Settlement between the Parties approved by the Tribunal in its decision issued October 6, 2023. The second phase addresses

matters relating to transportation, servicing, and infrastructure, excluding storm water management and infrastructure matters addressed in the first phase. The third phase addresses land use planning including education, retail market, and phasing. The second and third phases are the subject of these proceedings.

[7] In December 2009, the Region completed a comprehensive planning review, which resulted in the adoption and eventual approval of Regional Official Plan Amendment No. 38 ("ROPA 38"). Two of the main objectives of ROPA 38 were to expand the urban boundary as necessary to accommodate growth needs into 2031 and to establish a Regional Natural Heritage System. One of the outcomes of ROPA 38 was the inclusion of the Southwest Georgetown Lands, in the Georgetown Urban Area.

[8] OPA 32 established a secondary plan for the Southwest Georgetown Lands, including a complement of land use designations and corresponding policies for the ultimate development of the lands. The Private OPA seeks to establish an alternative secondary plan for the Southwest Georgetown Lands also including a complement of land use designations and corresponding policies in lieu of the policies approved through OPA 32.

[9] The Parties advised the Tribunal that they have successfully negotiated Minutes of Settlement ("MOS") resolving the issues identified in Phases 2 and 3 of the Appeals. The MOS were filed with the Tribunal as Exhibit 2. Conservation Halton did not participate in the settlement negotiations relating to Phases 2 and 3 as their interest was solely in the Natural Heritage Systems matters resolved in the Phase 1 Settlement.

[10] On the consent of the remaining Parties, the Town brought a Motion before the Tribunal (Exhibit 1) requesting that the Tribunal allow the appeals of OPA 32, in part, through the approval of modified policies and schedules for OPA 32 with respect to the Phase 2 and Phase 3 matters as set out in Schedule 1 to the Draft Order filed with the Tribunal and marked as Exhibit 4. The Schedule 1 attached to the Draft Order includes the modifications approved by the Tribunal in the Phase 1 Settlement decision issued

October 6, 2023. The Motion also includes a request for an abridgement of time for filing and service of this Notice of Motion, as necessary, and the confirmation that the Appeals of the Private OPA are dismissed.

SUBMISSIONS AND EVIDENCE

[11] Nick McDonald, a qualified land use planner, testified in support of the Settlement of the remaining issues in the Appeals and submitted an Affidavit outlining his support for the Settlement and his opinion for the Tribunal's consideration. The Affidavit is included in Exhibit 1.

[12] Mr. McDonald reviewed a modified version of OPA 32 ("OPA 32, as modified"), being Exhibit C to Tribunal Exhibit 1, which includes the policies that are proposed to be approved to settle Phases 2 and 3 of the Appeals and which includes the amendments approved by the Tribunal in its Order issued on October 6, 2023. OPA 32, as modified, included updates to Schedules H6-1 and H6-2, dealing with Phases 2 and 3 matters, and Schedule H6-3, which addresses transportation related matters.

[13] Schedule H6-1 identifies the main organizing elements of the future community. These elements include the Natural Heritage Systems and the internal Collector Road Network. The Collector Road Network identifies one continuous north-south collector road, three east-west continuous collector roads, and two east-west non-continuous collector roads.

[14] Two Major Institutional areas are also identified on Schedule H6-1. One is planned to be the site of a public secondary school, a library and a community centre, and the second is planned to be the site of a combined Catholic secondary and elementary school. Four additional elementary school sites are proposed and shown on Schedule H6-1.

[15] As a result of negotiations with the School Boards, modifications were made to the policy framework applying to schools that have the effect of adding increased height permissions and requiring that the Town explore alternative or reduced setback and parking standards to support the efficient use of future school sites.

[16] One Major Commercial area is proposed and identified on Schedule H6-1 which will include a supermarket use along with related and supporting uses. Schedule H6-1 also identifies the conceptual locations of neighborhood parks, parkettes, and stormwater management facilities. The final locations for these will be determined through the block plan process.

[17] Schedule H6-2 is a land-use plan that divides the OPA 32 lands into a series of land-use designations. Mr. McDonald reviewed the land-use designations, the permitted uses within each land-use designation, the maximum densities and heights permitted in each land-use designation, and the modifications arising from the Settlement. The balance of Schedule H6-2 identifies the location of proposed schools, a proposed library and community centre, an existing heritage cemetery and other cultural heritage resources, and the types of parks proposed.

[18] Schedule H6-3 establishes the transportation network identifying the proposed Collector Roads along with their required right-of-way widths. The Schedule also identifies the location of proposed two-lane bike lanes, soft surface trails, and multi-purpose paths.

[19] The effect of OPA 32, as modified, through the settlement process is to provide the basis for the development of approximately 9,300 dwelling units and the creation of approximately 2,400 jobs. The increase in the number of dwelling units results in a projected population increase to approximately 23,800.

[20] The Settlement also addressed implementation policies for OPA 32, as modified. Section H6.23 was modified to provide additional clarity on the Town's expectations with

respect to how OPA 32, as modified, would be implemented through future planning application processes. The modified policies indicate that both a phasing plan and a block plan are required prior to the draft plan approval of individual applications for development. Further, the section addressing phasing was updated to articulate the Town's expectations more clearly on how development would occur in a phased manner to meet a number of public policy objectives.

[21] Mr. McDonald opined that the policies and schedules of OPA 32, as modified, have regard to relevant matters of provincial interest set out in s. 2 of the Act, conform to the Halton Region Official Plan ("ROP"), conform to A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2020, as amended ("Growth Plan"), and are consistent with the Provincial Policy Statement, 2020 ("PPS").

[22] Mr. McDonald concluded stating that it is his opinion that OPA 32, as modified, represents good planning as it supports many of the complete community policies set out in Provincial Plans and the ROP and will implement the vision established by Halton Hills Council for the Southwest Georgetown lands.

[23] The Counsel for the Parties attended and expressed no objections to the Settlement. Mr. Gaspar attended and advised while concerns remain with respect to the impact on his family's property, he does not oppose the Settlement.

[24] Mr. Teichman attended and advised the School Boards requested some policy revisions to the Settlement, which have been consented to by the other Parties, as outlined in the revisions described in Exhibit 3.

[25] The Tribunal received a revised Draft Order which included a revised Schedule 1 that represents a consolidated version of modifications, amendments, and revisions to OPA 32 resulting from the Settlement including the revisions requested by the School Boards and the approved Natural Heritage Systems policies previously approved by the Tribunal in its Order issued October 6, 2023.

ANALYSIS AND FINDINGS

[26] The Tribunal accepts the uncontroverted affidavit evidence and testimony of Mr. McDonald supporting the approval of OPA 32, as modified, and in support of the Motion.

[27] The Tribunal has reviewed the matters of provincial interest as set out in s. 2 of the Act and is satisfied that OPA 32, as modified, has appropriate regard for these matters.

[28] The Tribunal finds that OPA 32, as modified, is consistent with the PPS, conforms to the policies of the Growth Plan, and conforms with the ROP as set out in the evidence proffered by Mr. McDonald.

[29] The Tribunal finds that OPA 32, as modified, and as supported by the Parties in the MOS, represents good planning and implements the Town's Vision Statement for the Southwest Georgetown Lands set out in Section H6.1 of OPA 32, as modified, as it represents an "exceptional, forward thinking, and innovative model for new community development," and the proposed new community represents a "resilient, sustainable, complete, and compact community, with a thriving natural heritage system."

[30] The Motion is granted and the Tribunal allows the Appeals of OPA 32, in part, with modifications as identified in Schedule 1 to the Draft Order filed with the Tribunal as Exhibit 4 and as modified to incorporate the revisions requested by the School Boards. The Appeals filed in respect of the Private OPA are dismissed.

[31] The Tribunal, having considered the Motion and the terms of the Settlement on November 17, 2023, during the Settlement Hearing, was satisfied with the evidence and made its findings allowing the Appeals in part as set out in the preceding paragraphs and in an Oral Decision given at that time. It is therefore appropriate that this Order is

effective as of November 17, 2023, pursuant to Rule 24.3 of the Tribunal's *Rules of Practice and Procedure*.

[32] The Tribunal grants an abridgement of time for the filing of a Notice of Motion as required by Rule 10.5 of the Tribunal's *Rules of Practice and Procedure*.

ORDER

[33] **THE TRIBUNAL ORDERS THAT** an abridgement of the time for the filing of the Notice of Motion as required by Rule 10.5 of the Tribunal's *Rules of Practice and Procedure* is granted.

[34] **THE TRIBUNAL ORDERS THAT** the Appeals of Official Plan Amendment No. 32 to the Official Plan of the Town of Halton Hills are allowed, in part, and the Transportation, Servicing, Infrastructure, Education, Retail Market, Phasing, and all other Land Use Planning policies and schedules attached as Schedule 1 to this Order are hereby approved.

[35] For completeness and certainty, Schedule 1 to this Order is a consolidation of all modifications set out in the foregoing paragraphs and it is the final approved version of Official Plan Amendment No. 32 to the Official Plan of the Town of Halton Hills by the Tribunal.

[36] **THE TRIBUNAL ORDERS THAT**, in all other respects, the Appeals in this proceeding, including those made under s. 22(7) of the *Planning Act*, are hereby dismissed.

[37] **THE TRIBUNAL ORDERS THAT**, in accordance with Rule 24.3 of the Tribunal's *Rules of Practice and Procedure*, this Order is effective as of November 17, 2023, being the date of the hearing of the Appeals and the delivery of the Oral Decision and Order of the Tribunal.

[38] The Tribunal's proceedings in these matters are hereby concluded.

"David Brown"

DAVID BROWN
MEMBER

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

SCHEDULE 1

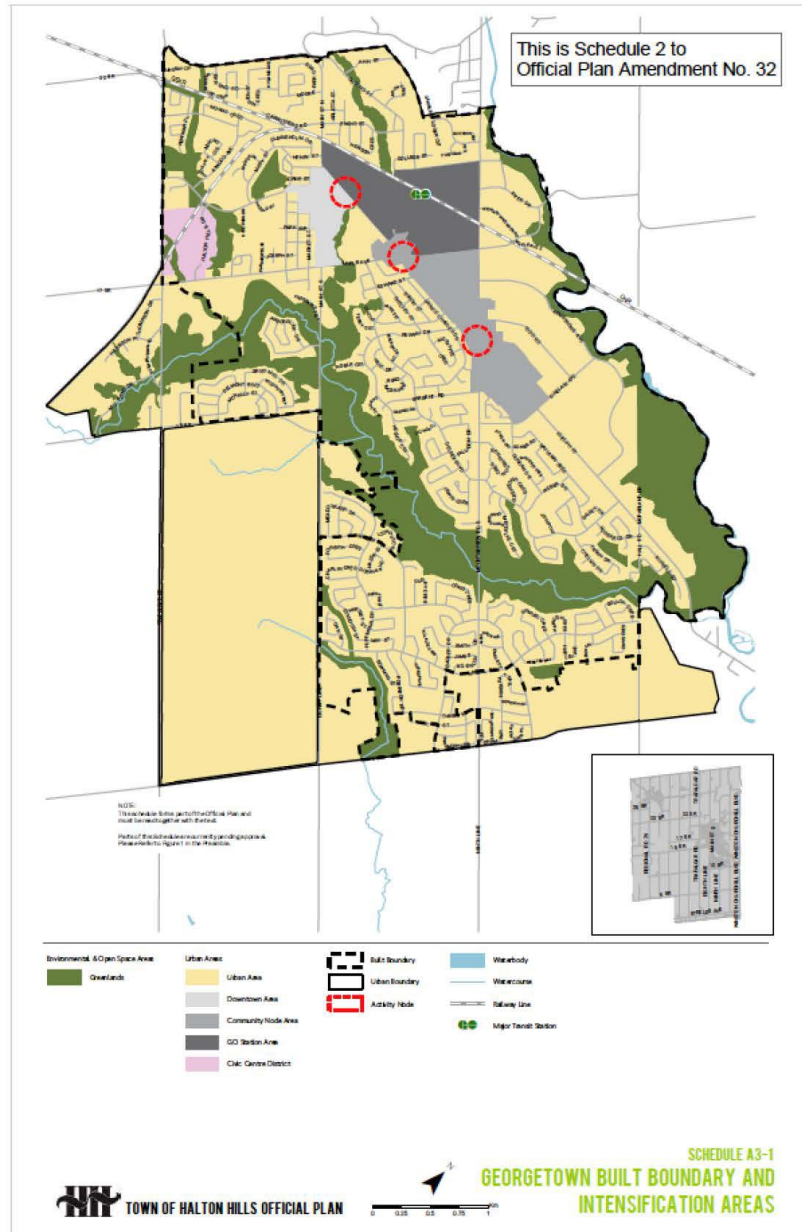
TOWN OF HALTON HILLS OFFICIAL PLAN AMENDMENT 32

(FINAL CONSOLIDATION AS APPROVED BY THE ONTARIO LAND TRIBUNAL)

Vision Georgetown – Halton Hills OPA 32

As approved by Halton Region on September 25, 2020 and modified by the Ontario Land Tribunal by Order dated October 6, 2023 and by Order dated January 19, 2024 in OLT-22-001949 and OLT-22-001967

SCHEDULE 2 TO OPA 32



VISION GEORGETOWN SECONDARY PLAN



PART 1 - THE PREAMBLE

(THIS SECTION IS NOT PART OF THE SECONDARY PLAN)

NOTE TO READER: The Preamble below was included in the version of Official Plan Amendment 32 ('OPA 32') that was adopted by Halton Hills Council on July 9, 2018 and remained un-changed when OPA 32 was approved with modifications by Halton Region on September 25, 2020. The intent of the Preamble was to provide an overview of the process leading up to the adoption of OPA 32 by Halton Hills Council.

The Halton Region decision on OPA 32 was appealed by Lormel Developments (Georgetown) Ltd., Lormel Developments (Eighth Line) Ltd., Ozner Corporation (now amalgamated as Lormel Developments (Georgetown) Ltd.), Georgetown Country Properties Ltd, Mattamy (Halton Hills) Ltd. (formerly 2108393 Ontario Ltd., 2108394 Ontario Ltd., and Barrhaven Place Inc.), Neamsby Investments Inc. (now Master Built Homes Inc.) and Shelson Properties Ltd. and Coryville Construction Ltd. (all of or each of the above owners comprise the 'Majority Landowners') and the Southwest Georgetown Landowners Group Inc. 'SWGLG'). This matter was identified by the Ontario Land Tribunal as OLT Case No. OLT-22-001967.

In addition to the above, the Majority Landowners and the SWGLG submitted an application that applied to the OPA 32 lands on November 27, 2017 and it was deemed complete by the Town as of February 27, 2018. The SWGLG and the Majority Landowners (except for Georgetown Country Properties Ltd.), each appealed the lack of decision on their application in March and April, 2020, and this matter was identified by the Ontario Land Tribunal as OLT Case No. OLT-22-001949.

The Town, Region and the Halton Region Conservation Authority, Halton District School Board, Halton District Catholic District School Board, 823 Trafalgar DG Farms Inc. and Iva Gaspar each had party status with respect to the appeals in addition to the Majority Landowners and the SWGLG.

The Ontario Land Tribunal directed that OLT Case Nos. OLT-22-001949 and OLT-22-001967 be heard together in its Decision/Order of May 5, 2022.

Following the filing of the appeals, settlements were reached resolving the appeals and a number of modifications were made to the text and schedules of OPA 32 to implement

these settlements. The modified text and schedules were approved by the Ontario Land Tribunal in decisions dated October 6, 2023 and January 19, 2024. For details on the changes made to OPA 32 through these settlements, please review the above decisions.

Through the settlement process, changes were not made to the Preamble, since the intent of the Preamble was to provide an overview of the process leading up to the initial adoption of OPA 32 by Halton Hills Council. As a result, and because of the settlements, the text and schedules of OPA 32 are not consistent with certain components of the Preamble. For this reason, the reader is directed to the approved text and schedules of OPA 32 to determine the land use policy framework applies that to the lands subject to OPA 32.

Below this box is the original text of the Preamble.

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 of 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 Schedule A3, including a '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:

1. 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
 - 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 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."*

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:

1. 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.
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.

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. A second Addendum to the Subwatershed Study, completed on September 16, 2020 deals with outstanding issues to be addressed at later development stages.

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;

- b) 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 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.

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 proposed. Each of these parks are 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 were 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 to appropriate receiving systems (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.

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%
Total	6,646	100%

PART 2 - THE AMENDMENT

ITEM 1:

Section D6.3.2 of the Town of Halton Hills Official Plan is amended by deleting the first bullet.

ITEM 2:

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 3:

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 (Future Residential/Mixed Use Area and Greenlands) in the area bounded by Trafalgar Road, 10 Side Road, Eighth Line, and 15 Side Road with "Vision Georgetown Area". In addition, the following would be added in the legend under the Urban Areas category: "Vision Georgetown Area - See Section H6".

ITEM 4:

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 5:

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 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.

H6.2 GUIDING PRINCIPLES

1. 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 and supports all modes of transportation 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 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 innovations** to support the 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 comprised 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 comprised 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 Major 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. Three east-west Major and Minor Collector Roads extending between the Eighth Line and Trafalgar Road (Regional Road 3) are also proposed to provide for east-west connectivity and to Georgetown South via extensions to Danby Road and Miller Drive. These Collector Roads are intended to provide for the movement of motor vehicles, pedestrians and 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. A core commercial mixed use area fronting on Trafalgar Road (Regional Road 3) is also included within the Community Core to meet the needs of the new residents and those travelling on Trafalgar Road (Regional Road 3). A local commercial mixed use area is also located in the southern portion of the Community Core. Included within the community core is a secondary school, Community Park and 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 the Vision Georgetown lands. Located to the west of the major commercial area is a 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 areas on the Eighth Line and Trafalgar Road - Three local commercial mixed uses areas (one on the 8th Line at Street B and two on Trafalgar Road at Street D) will be where locally serving retail and service uses are located. Adjacent to these local commercial mixed use areas are planned elementary schools and neighbourhood parks that combine to form focal points 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 H6.23** of this Plan.

H6.5 AMOUNT OF PLANNED GROWTH

- a) It is the intent of this Secondary Plan to accommodate approximately 23,800 residents and 2,400 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 75 residents and jobs per hectare, with the calculation being net of the lands within the Natural Heritage System;
- c) The approximate number of residents and housing units by type are below, with these numbers subject to updating through the required Block Planning process:

	Units	Population
Low Density	2,287	8,257
Medium Density	4,012	10,351
High Density	3,043	5,234
Total	9,342	23,842

- d) In addition to the above, the potential exists for additional dwelling units to be developed in the form of accessory apartments. The longer term potential also exists for residential development on the Major Commercial Area, Core Commercial Mixed Use Area and Local Commercial Mixed Use Area designations; and,

- e) The approximate housing targets by dwelling unit type for the Vision Georgetown lands are below:

HOUSING MIX		
	Secondary Plan	Halton Region Best Planning Estimates (BPE)
Low Density	24%	62%
Medium Density	43%	21%
High Density	33%	17%
Total	100%	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:

- 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;
- Lot sizes, particularly for single and semidetached dwellings will generally be smaller than in other areas of the Town;
- 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;
- 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;
- 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 internal to the community, such as the Community Core area; and
- h) There will be a greater emphasis on the integration of all land 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) Promote the development of complete, sustainable and healthy communities that create and 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) Providing choices and opportunities for all residents of all ages, by providing a diverse range of housing types, transportation modes, employment options, and

- recreation or leisure activities, including opportunities for local food production;
and
- ii) 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;
- 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;
- i) 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,
- l) 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

The primary goal of natural heritage system protection in the Vision Georgetown Secondary Plan is to increase the certainty that the biological diversity and ecological functions of the area and the broader Natural Heritage System will be preserved and enhanced for future generations. Appreciation for natural areas also 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 and enhance 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;
- b) Streets and roads shown crossing the Natural Heritage System on **Schedules H6-1 to H6-3** are planned to minimize impacts on the natural heritage system features and functions, and be designed to accommodate wildlife passage, transit, cyclists and pedestrians as well as motor vehicles;
- c) Streets and roads that have not been identified on **Schedules H6-1 to H6-3** are planned to ensure there are no negative impacts on the Natural Heritage System features and functions, and be designed to accommodate transit, cyclists and pedestrians as well as motor vehicles;
- d) Streets and parking areas be designed to encourage infiltration into the ground with permeable paving where possible;
- e) 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;
- f) Pedestrian and multi-use trails provide access to and through parks and where appropriate, the Natural Heritage System, to help encourage active transportation as a viable means of both recreation and transportation;
- g) Community initiatives, which educate and celebrate the importance of the natural

environment are supported;

- h) Community awareness about climate change is promoted, and local action to help preserve the environment is supported; and,
- i) Natural Heritage System features and functions are monitored with established targets, measurable objectives and adaptive management responses through the development process as per the Vision Georgetown Subwatershed Study as defined in Policy H6.13.1 below, and as updated/revised through Environmental Implementation Reports (EIRs) and Environmental Impact Studies (EISs).

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 Block Plan required by **Section H6.10.2**;
- b) Throughout the Secondary Plan area, new developments are encouraged to incorporate both active and passive strategies to reduce demand and increase energy efficiency to minimize the impact on the conventional energy distribution network, while also promoting the use of alternative clean and renewable energy 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 and wildlife passage.

H6.7.3.5 WASTEWATER, WATER AND STORMWATER MANAGEMENT

The locations of stormwater management facilities as shown on the Secondary Plan schedules represent their general location. The final location, number and configuration of such facilities will be more specifically delineated through an EIR/EIS or Functional Servicing Study (FSS). Further refinement of the locations, number and sizes may be done through an applicable Stormwater Management Plan prepared in support of individual development applications, without amendment to this Plan (i.e. Vision Georgetown Secondary Plan).

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;
- c) 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 of 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;
- i) 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;
- l) 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;
- m) Stormwater management facilities shall be located and designed such that they will accommodate stormwater runoff from new pavement (quality and quantity) from Trafalgar Road (Regional Road 3) identified in the Trafalgar Road (Regional Road 3) Transportation Corridor Improvements Class Environmental Assessment Study – Steeles Avenue to North of 10 Side Road – Environmental Study Report, and from 10 Side Road (Regional Road 10); and
- n) The number of stormwater management facilities shall be refined in a manner that considers both the need to provide for efficient development patterns and the need to protect and support the natural heritage system.

H6.7.3.6 LOCAL 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 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.

H6.7.3.7 MATERIAL 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, multi-use 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 designed to accommodate electrical connections in all garages to facilitate the installation of car chargers at a later date and that all Part 3 and Part 9 buildings be designed to accommodate shared electric vehicle charging within associated visitor parking areas and the option for resident charging if selected by the purchasers of residential units.

H6.8 DESIGNING STREETS FOR ACTIVE TRANSPORTATION

Schedule H6-3 shows the Vision Georgetown Transportation Network. 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, where feasible and appropriate, 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;
- c) 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, where appropriate, 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;
- i) 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;
- l) 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;
- 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; and,
- p) The most current Regional Active Transportation Plan be considered when implementing the active transportation policies of this Plan. Land uses should be aligned to support all modes of transportation while maintaining the mobility function of Major Arterial Roads.

H6.9 BUILT FORM AND THE PRIVATE REALM

H6.9.1 NEED FOR URBAN DESIGN GUIDELINES

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;
- b) 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 Construction Certification, achieving efficiencies in the following categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation and Design Process;
- e) Landowners consider seeking current LEED Homes Certification, achieving efficiencies in the 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
- i) All buildings are designed to individually and collectively contribute to the character

of the surrounding neighbourhood or district.

H6.9.2 INCREASED HEIGHT AND DENSITY

- a) Where a building height of greater than eight storeys and/or a density of greater than 250 units per net residential hectare is proposed in the **Core Commercial Mixed Use Area, Local Commercial Mixed Use Area or High Density Residential Mixed Use Area** designations, the policies of this section apply to the requested increases.
- b) The maximum height that may be considered without an Official Plan Amendment is ten storeys and the maximum density that may be considered is 400 units per net residential hectare subject to meeting the policies of this section.
- c) Additional height and density subject to the limitations set out in sub-section b) may be considered through the required Block Plan process set out in **Section H6.23** subject to the preparation of urban design guidelines that establish the appropriate maximum height and density in the context of the site and surrounding existing and planned development, including with respect to topography, to ensure such buildings will be designed to:
 - i) be integrated with appropriate transitions to surrounding development particularly public uses such as schools and parks;
 - ii) establish an attractive streetscape with a defined street edge, which contributes to the pedestrian experience;
 - iii) reduce the perceived building mass through design measures such as the vertical articulation of the facades, building step-backs at the upper floors and the use of a podium;
 - iv) respond to the existing topography to minimize the use of retaining walls and blank street walls;
 - v) provide architectural expression which emphasizes the entry area and other special building areas, while screening mechanical penthouses and elevator cores and integrating them with the building design;
 - vi) maximize sunlight as demonstrated, if required by the Town, through a sun/shadow analysis; and,
 - vii) establish variations in building materials and design treatments.

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 allows 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 long- term 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;
- c) Streets within the Community Core will be planned as complete streets to balance the needs of all road users, including pedestrians, cyclists, transit-users, and 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 from the surrounding neighbourhoods as an alternative to residents using their cars to go elsewhere for some of their day-to- day recreation, leisure and shopping requirements.

H6.10.2 REQUIREMENT FOR A COMMUNITY CORE PLAN

- a) Prior to, or concurrent with, the consideration of individual applications within the Community Core, a Block Plan in accordance with **Sections G3.2 and G3.3** of the Official Plan and **Section H6.23.3** of this Secondary Plan shall be prepared first to guide development applications. The Community Core Plan may be part of a Block

Plan for the Core only, or for all or part of the Secondary Plan Area.

- b) The Block Plan shall be prepared to the satisfaction of Council and contain the following:
 - i) 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 **Core Commercial** and **Local Commercial Mixed Use Areas** (the land use plan may show modified boundaries of the land use designations and/or the Collector Roads based on more detailed analysis without requiring an amendment to this Secondary Plan provided that the long term vision for the area is achieved in particular the location of public facilities as a focal point for the Core);
 - ii) A phasing strategy completed to the satisfaction of the Town that describes the proposed sequencing of development and the timing of any key public 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;
 - vii) Measures that implement the feasibility 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; and
 - viii) Measures that implement the environmental mitigation and enhancement recommendations contained in the final approved EIR/EIS required by **Section H6.13.4** of this Plan, or the final approved Subwatershed Study if an EIR/EIS has not yet been approved by the Town.
- c) A key element of the Block 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 co-locate 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) The 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 Block 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 Mixed Use 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 for 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 H6.11.7** and **H6.16.7** of this Plan.

H6.11.2 CORE COMMERCIAL MIXED USE AREA

H6.11.2.1 GOAL

It is the intent of this Plan that the **Core Commercial Mixed Use Area** designation be planned to accommodate a diverse range of retail and service uses and complementary medium and high density residential uses.

H6.11.2.2 PERMITTED USES

- a) Main permitted uses are limited to:

- i) Child care centres;
 - ii) Commercial fitness centres;
 - iii) Department stores;
 - iv) Financial institutions and services;
 - v) Offices including medical offices;
 - vi) Places of entertainment;
 - vii) Private and commercial schools;
 - viii) Public service uses;
 - ix) Restaurants;
 - x) Retail and service commercial uses; and
 - xi) Supermarkets, pharmacies and specialty food stores.
- b) Permitted complementary uses in single purpose or mixed use buildings uses are limited to:
- i) Apartment dwellings;
 - ii) Long term care homes;
 - iii) Multiple dwellings;
 - iv) Places of worship; and,
 - v) Retirement homes.

H6.11.2.3 DENSITY AND HEIGHT

- a) The minimum height of any new residential building shall be four storeys and the maximum height of any building shall be eight storeys. The maximum permitted density shall be 250 units per net residential hectare;
- b) Notwithstanding the above, the Town may approve without amendment to this Plan, development with a building height higher than eight storeys and/or a density of greater than 250 units per net residential hectare subject to additional study through the Block Plan process in accordance with the provisions of **Section H6.9.2**; and
- c) The minimum height for non-residential buildings shall be the equivalent of two storeys and the minimum height of mixed use buildings comprising both residential

and non-residential uses shall be three storeys.

H6.11.2.4 SPECIAL DEVELOPMENT POLICIES

- a) The lands in the **Core Commercial Mixed Use Area** designation should have an approximate area of 4.0 hectares;
- b) The establishment of a supermarket is a key component of the land use plan for the area;
- c) Prior to any development occurring on the lands within **the Core Commercial Mixed Use 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 the Town of Halton Hills Official Plan and the other matters listed in this Section;
- d) A key element of the Comprehensive Development Plan will be the preparation of a long term parking management strategy that considers the needs of both permitted and complementary uses and which takes into account the ultimate provision of underground and/or structured parking;
- e) Permitted complementary uses as per **Section H6.11.2.2 b)** shall only be permitted once 12,000 square metres of gross leasable floor area has been approved. Within the 12,000 square metres shall be a single use food store premises having a minimum gross leasable floor area of 1,800 square metres. The remaining 10,200 square metres may be located in stand-alone buildings or in the base of mixed-use buildings. For the purposes of this policy, 'approved' shall mean a site plan approval in accordance with Section 41 of the Planning Act. Consideration may be given by the Town to the phased site plan approval of the 12,000 square metres, provided a minimum of 7,500 square metres (which includes the 1,800 square metre food store premises) is included in the first phase;
- f) 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;
- g) The development of a pedestrian oriented focal point or points that are walkable from nearby areas internal to the Community Core shall be a component of development in the **Core Commercial Mixed Use Area** designation. Such features

are intended to provide an internal focal point for the area and function as a small scale public gathering area serving the immediate neighbourhood and visitors to the area. These spaces should be easily accessible and visible to the public, contain facilities such as seating amenities, hard landscaping, and natural elements, and potentially also provide passive recreation uses, possible public or private programmed activities, and public art;

- h) Buildings shall be located on or close to the street line and massed at intersections to establish a strong street edge;
- i) Gateway features shall be required at the intersection of the Collector Road and Trafalgar Road that highlight the site as the entrance to the Community Core;
- j) 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; and
- k) Well-delineated pedestrian walkways should be provided between the street and main entrances.

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.

H6.11.3.2 PERMITTED USES

- a) Main permitted uses are apartment dwellings and long term care homes and retirement homes;
- b) Stacked, back-to-back, block townhouse and multiple dwelling units may be considered provided they are not located closer than 50 metres from Collector Roads and Arterial Roads since lands adjacent to these roads are to be reserved for apartment dwellings, long term care homes and retirement homes; and
- c) Permitted complementary uses are set out below:
 - i) 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 fronting on a Collector Road.

H6.11.3.3 DENSITY AND HEIGHT

- a) The density range shall be 75 to 250 units per net residential hectare and the maximum building height shall not exceed eight storeys. However, the Town may approve, without amendment to this Plan, development with a building height higher than eight storeys and/or a density of greater than 250 units per net residential hectare, with the exception of lands designated High Density Residential Mixed Use Area on the Eighth Line, subject to additional study through the Block Plan process in accordance with the provisions of **Section H6.9.2**. 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 in the Community Core 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 in the Community Core, some reliance will be placed on on-street parking to meet parking demand for permitted non-residential uses, as set out in the required Block Plan for the Community Core;
- c) Buildings should incorporate a high standard in architectural and sustainable design, with the 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 shall also be permitted provided local commercial uses are also developed.

H6.11.4.2 PERMITTED USES

Permitted uses are set out below and are permitted in single purpose or mixed use buildings:

- a) Block townhouse dwellings;
- b) Child care centres;
- c) Commercial fitness centres;
- d) Financial institutions and services;
- e) Long term care facilities and retirement homes;
- f) Apartment dwellings;
- g) Multiple dwellings;
- h) Office uses including medical offices;
- i) Places of entertainment;
- j) Places of Worship;
- k) Private and commercial schools;
- l) Public service uses and other institutional uses;
- m) Restaurants;
- n) Retail and service commercial uses;
- o) Specialty food stores;
- p) Stacked townhouse dwellings; and,
- q) Supermarkets, pharmacies and grocery stores.

H6.11.4.3 SPECIAL DEVELOPMENT POLICIES

- a) Local Commercial Mixed Use Area sites should have an approximate area of 0.9 to 2.5 hectares;
- b) The planned built form characteristics for this designation encourage the development of a wide variety of building forms. In this regard, the maximum height shall be eight storeys. However, the Town may approve, without amendment to this Plan, development with a building height higher than eight storeys and/or a density of greater than 250 units per net residential hectare subject to additional study through the Block Plan process in accordance with the provisions of **Section H6.9.2**;

- c) Notwithstanding the permission for increased height beyond 8 storeys as set out above in sub-section b), no more than eight storeys are permitted on lands designated Local Commercial Mixed Use at the 8th Line and Street B. In addition, any portion of a building on this site greater than 6 storeys is required to be generally set back a minimum of 40 metres from the centre line of the Eighth Line;
- d) 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**:
 - i) Those buildings fronting on Collector Roads 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.
- e) 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 serving 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, possible public or private programmed activities and public art. Adjacent commercial uses are encouraged to be integrated with and front upon these spaces;
- f) 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 within the Community Core at the intersection of Streets A and C is the site of, or planned to be site of, non-residential uses;
 - ii) No less than 50% of the ground floor of all buildings within 80 metres of the centre-line of the Trafalgar Road right-of-way on the lands within each of the two

sites that are designated Local Commercial Mixed Use Area at Trafalgar Road and Street D is the site of, or planned to be site of, non-residential uses;

- iii) A minimum of 3,700 square metres of floor area within the Local Commercial Mixed Use Area designation at the 8th Line and Street B is the site of, or planned to be site of, non-residential uses;
- iv) The function of the lands as a focal point and local destination for goods and services is maintained or enhanced;
- v) The non-residential uses on the site are visible from surrounding roads to encourage their viability; and,
- vi) The density range shall be 40 to 250 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; and
- b) Permitted complementary uses are set out below:
 - i) 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;
 - iii) Institutional uses which generally serve the needs of the surrounding residential areas such as private elementary schools, child care centres and places of worship, subject to **Section D1.3.1.9** of this Plan;
 - iv) Public elementary schools subject to **Sections D1.3.1.9 and H6.17** of this Plan; and,
 - v) Live/work units which may include residential or non-residential uses in the first storey.

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. However, the Town may approve, without amendment to this Plan, development with a building height of a maximum of five storeys and/or a density of up to 150 per net residential hectare at the intersections of Collector and Arterial Roads or Collector and Collector Roads subject to additional study through the Block Plan process.

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 (IN COMMUNITY CORE)

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 that may be combined with an elementary 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 a stand-alone Secondary School or a Secondary School combined with an elementary school. Child care centres are permitted on a school site as an accessory use. Other permitted uses include other community facilities such as a library and community centre (which may also include a child care centre) and public service uses to support the development of a community hub. The location of both the Secondary School and the library and community centre is shown on **Schedule H6-2**;
- b) Minor changes to the location of the planned library and community centre are

permitted, provided they continue to be functionally connected with the planned Community Park and Secondary School;

- c) The maximum permitted height for a Secondary School is five storeys;
- d) The Town will explore either 'alternative' or 'reduced' setbacks and parking standards to support the efficient use of any school site and in support of reduced parking standards, a parking study shall be prepared to determine the appropriate parking spaces for the school site to the satisfaction of the Town, in consultation with the relevant School Board;
- e) 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;
- f) 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
- g) 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 and community centre.

H6.11.7 MAJOR PARKS AND OPEN SPACE AREA (IN COMMUNITY CORE)

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; and
- 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 designations 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; and
 - ix) Eighth Line Special Study 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

- a) Main permitted uses are limited to single detached, semi-detached and duplex dwellings;
- b) In addition, street townhouse dwellings, stacked townhouse dwellings, back-to-back and block townhouse dwellings are also permitted provided the total number of such units does not exceed 10% of the total number of units in a Plan of Subdivision;

and,

- c) Permitted complementary uses are set out below:
 - i) Home occupations subject to **Section D1.3.1.4** of this Plan;
 - ii) Bed and breakfast establishments in single detached dwellings subject to **Section D1.3.1.5** of this Plan;
 - iii) Accessory apartments subject to **Section D1.3.1.6** of this Plan;
 - iv) Garden suites subject to **Section D1.3.1.7** of this Plan;
 - v) Institutional uses which generally serve the needs of the surrounding residential areas such as private elementary schools, child care centres and places of worship, subject to **Section D1.3.1.9** of this Plan;
 - vi) Public elementary schools subject to **Sections D1.3.1.9 and H6.17** of this Plan; and,
 - vii) 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 35 units per net residential hectare;
- b) Notwithstanding the above, the minimum and maximum density permitted for street townhouse dwellings, stacked townhouse dwellings, back-to-back and block townhouse dwellings are 30 to 100 units per net residential hectare; and,
- c) The maximum building height shall not exceed four storeys.

H6.12.2.4 SPECIAL DEVELOPMENT POLICIES

- a) Dwellings should incorporate appropriate 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 be developed in accordance with **Section H6.11.5** of this Plan. However, a limited number of single detached, semi-detached and duplex dwellings may also be permitted provided such units are generally located adjacent to lands in the Low Density Residential Area designation.

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 (Regional Road 3) and the 10 Side Road (Regional Road 10) 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 existing Stewarttown Public School is recognized as a permitted use;
- d) Elementary schools are also permitted as a stand-alone use on lands designated Mixed Use Gateway Area at the intersection of Trafalgar Road and 15 Side Road;
- e) Child care centres are permitted on a school site as an accessory use;
- f) Permitted complementary uses are set out below:
 - i) 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.

H6.12.4.4 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.

H6.12.4.5 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) Notwithstanding the above, a Comprehensive Development Plan would not be required if the existing Stewarttown School was proposed to be expanded or if the lands designated Mixed Use Gateway Area at the intersection of Trafalgar Road and 15 Side Road are being redeveloped with a new elementary school;
- c) The development of a range of medium density housing types (street townhouse, stacked townhouse, block townhouse and back to back townhouses) is encouraged; and,

- d) Given the prominent location of this land use designation, special consideration will be given to establishing gateway features at the intersection of Arterial Roads.

H6.12.5 HIGH DENSITY RESIDENTIAL MIXED USE AREA

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

H6.12.6 MAJOR COMMERCIAL AREA

H6.12.6.1 GOAL

It is the intent of this Plan to:

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

H6.12.6.2 PERMITTED USES

- a) Main permitted uses are limited to:
 - i) Adult specialty stores;
 - ii) Child care centres;
 - iii) Commercial fitness centres;
 - iv) Department stores;
 - v) Financial institutions and services;
 - vi) Hotels and convention centres;
 - vii) Offices including medical offices;
 - viii) Motor vehicle service stations;
 - ix) Places of entertainment;
 - x) Places of worship;
 - xi) Private and commercial schools;

- xii) Private recreational uses, such as banquet halls and private clubs;
 - xiii) Public service uses;
 - xiv) Restaurants;
 - xv) Retail and service commercial uses; and
 - xvi) Supermarkets, pharmacy and specialty food stores.
- b) Permitted complementary uses in single purpose and mixed use buildings are limited to:
- i) Apartment dwellings;
 - ii) Long term care homes;
 - iii) Multiple dwellings; and
 - iv) Retirement homes.

H6.12.6.3 DENSITY AND HEIGHT

- a) The minimum height of any new residential building shall be four storeys and the maximum height of any building shall be six storeys; and
- b) The permitted density range for permitted complementary uses shall be 75 to 250 units per net residential hectare.

H6.12.6.4 SPECIAL DEVELOPMENT POLICIES

- a) The lands in the **Major Commercial Area** designation should have an approximate area of 5.0 hectares;
- b) The establishment of a higher-order supermarket serving a large trade area is a key component of the land use plan for the area;
- c) 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 the Town of Halton Hills Official Plan and the other matters listed in this Section;
- d) The Comprehensive Development Plan shall include a co-ordinated concept plan that also includes adjacent lands that are within the **High Density Residential Mixed Use Area** designation;
- e) A key element of the Comprehensive Development Plan will be the preparation of a

long term parking management strategy that considers the needs of both permitted and complementary uses and which takes into account the ultimate provision of underground and/or structured parking;

- f) Complementary uses permitted as per **Section H6.12.6.2 b)** shall only be permitted once a minimum of 13,500 square metres of gross leasable floor area of non-residential uses has been approved. Notwithstanding the above, a retirement home or a long term care home, with permitted non-residential uses on the ground floor, shall be permitted once a supermarket is approved, provided the use does not occupy more than approximately 10% of the lands in the Major Commercial Area designation subject to consideration of shared parking and drive aisle with other uses. For the purposes of this policy, 'approved' shall mean a site plan approval in accordance with Section 41 of the Planning Act. The development of the 13,500 square metres may occur in phases;
- g) 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;
- h) As this area develops, it is the intent of this Plan that a pedestrian oriented environment that is integrated with surrounding lands be established;
- i) The development of a pedestrian oriented focal point or points that are walkable from nearby areas is to be a component of development in the **Major Commercial Area** designation. However, these spaces shall be carefully designed to ensure they enhance, and do not limit, the commercial function, or restrict the achievement of the minimum gross leasable floor area and may be internal or external to buildings. Such features are intended to provide an internal focal point for the area and function as a small scale public gathering area serving the immediate neighbourhood and visitors to the area. These spaces should be easily accessible and visible to the public, contain facilities such as seating amenities, hard landscaping, and natural elements, and potentially also 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;
- j) Buildings shall be located on or close to the street line and massed at intersections to establish a strong street edge;

- k) Gateway features shall be required at the intersection of the 8th Line and 10 Side Road that highlight the site as the entrance to the Vision Georgetown Secondary Plan area; and
- l) Front yard parking shall be discouraged 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.

H6.12.7 LOCAL COMMERCIAL MIXED USE AREA

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

H6.12.8 MAJOR INSTITUTIONAL AREA (OUTSIDE OF COMMUNITY CORE)

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 and/or an elementary school or Secondary School. The elementary school may be developed prior to the Secondary School. Child care centres are permitted on a school site as an accessory use. The joint Secondary School/elementary school site size shall be approximately 6.1 hectares. Public service uses are also permitted to support the development of a community hub;
- b) Notwithstanding **Section F8.1.1** of this Plan, both medium and high-density uses are permitted if the Elementary/Secondary School site is not required;
- c) If the Secondary School is not required, a Comprehensive Development Plan prepared in accordance with **Section G3.3** of the Town of Halton Hills Official Plan would be required before development applications are considered;
- d) The maximum permitted height for a Secondary School or a joint Secondary School/elementary school is five storeys. The maximum permitted height for a stand-alone elementary school is four storeys; and
- e) The Town will explore either 'alternative' or 'reduced' setbacks and parking

standards to support the efficient use of any school site and in support of reduced parking standards, a parking study shall be prepared to determine the appropriate parking spaces for the school site to the satisfaction of the Town, in consultation with the relevant School Board.

H6.12.9 NATURAL HERITAGE SYSTEM

H6.12.9.1 GOAL

The primary goal of natural heritage system protection in the Vision Georgetown Secondary Plan is to increase the certainty that the biological diversity and ecological functions of the area and the broader Natural Heritage System will be preserved and enhanced for future generations.

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, as outlined in b) below. Lands that are within the Natural Heritage System are encouraged to be dedicated to the Town or another public authority as appropriate;
- b) Trails shall be permitted within linkage and enhancement areas of the Natural Heritage System provided that they:
 - i) Are not located in hazard lands;
 - ii) Use native species to naturalize trail edges;
 - iii) Are the minimum width required;
 - iv) Are designed with suitable surfacing material compatible with their surroundings; and
 - v) Are designed and located to manage access to the Natural Heritage System by minimizing impacts to Key Features.

Trails shall be permitted within buffers of the Natural Heritage System, as approved by the Town, in consultation with the Region, and applicable Conservation Authority, where it can be demonstrated that there is no negative impact on key features and functions;

- c) 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; and
- d) Stormwater Management facilities are not permitted. Notwithstanding the foregoing:
 - i) stormwater management components such as ancillary pipes, outlets, headwalls, and other associated infrastructure required to convey flow from facilities outside the Natural Heritage System to receiving water bodies may be permitted where deemed essential and it is determined there are no negative impacts on ecological features and functions through an EIR/EIS or other appropriate study; and
 - ii) appropriately designed Low Impact Development measures may be permitted within the buffer, linkage and enhancement areas of the Natural Heritage System if it is determined that there are no negative impacts on ecological features and functions through an EIR/EIS or other appropriate study.

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 Vision Georgetown 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.

H6.12.9.4 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 adjacent to or 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:

- a) 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 the Town of Halton Hills Official 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 REGULATED WATERCOURSE AND ASSOCIATED FLOODING HAZARD SOUTHWEST QUADRANT

A flooding hazard exists in the southwest quadrant of the secondary plan area east of Trafalgar Road (Regional Road 3). Conservation Halton has indicated that, pursuant to the Conservation Authorities Act and Ontario Regulation 162/06 (as amended), a regulated watercourse and associated flooding hazard is located in this area as generally shown on **Schedule H6-4** of this Plan.

While a considerable amount of technical work was completed in advance of the preparation of this Plan, EIR-FSSs and/or EISs and FSRs will be required to support future development in this area to refine the Conservation Halton regulated area.

The flooding hazard shown on **Schedule H6-4** as Conservation Halton's Regulated Watercourse and Associated Flooding Hazard Southwest Quadrant can be relocated within a future Tributary A watercourse corridor subject to the replication of riparian storage volume and the management of the flooding hazard within Tributary A. An area adjacent to the future Tributary A may be used as an enhanced floodplain area. The location and preliminary design of Tributary A and the enhanced floodplain area shall be finalized to the satisfaction of Conservation Halton and the Town of Halton Hills in advance of Draft Plan of Subdivision approval.

At the time this policy was approved, **Schedules H6-1 and H6-2** designated portions of Tributary A and lands adjacent to Tributary A as Natural Heritage System. By way of this policy, the location and extent of the Natural Heritage System can be modified without an Amendment to this Plan to address Conservation Halton's regulated area within the southwest quadrant.

Other lands not included within Conservation Halton's regulated area within the southwest quadrant can be developed in accordance with the adjacent land use designation without requiring an Amendment 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 September 2020 (collectively referred to in this Official Plan as the Vision Georgetown Subwatershed Study). 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)."*

The Vision Georgetown Subwatershed Study is regarded as a "Living Document" whose findings and recommendations may be updated/revised as appropriate based upon new information and analysis as noted in this Plan. Studies completed by the landowners which build upon the Vision Georgetown Subwatershed Study may also be considered as appropriate. Further analysis, updates and refinements will be set out in the EIR/EIS submitted in support of development applications.

The Vision Georgetown Subwatershed Study Addenda provide additional information regarding Special Study Areas that must be addressed to the satisfaction of the Town, Region and Conservation Authorities at the EIR/EIS or later stage of development.

H6.13.2 EXTENT OF NATURAL HERITAGE SYSTEM (NHS)

- a) A review and assessment of the Vision Georgetown lands was undertaken as part of the Vision Georgetown 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, enhancement areas and buffers. This process includes the refinement of the Regional NHS to produce an area specific NHS, based on a detailed study. Further refinement may occur at the EIR/EIS or later stage of development in consideration of the Vision Georgetown Subwatershed Study and its associated Addenda. As such, the NHS is illustrated on **Schedules H6-1 and H6-2** should be considered preliminary and subject to further refinement.

- b) A number of modifications and improvements to the existing Regional NHS were recommended through the Subwatershed Study process, along with additional requirements in the Addenda, including, but not limited to:

i) **Black Locust Woodland Special Study Area:**

The Vision Georgetown Subwatershed Study and associated Addenda contain initial recommendations related to the protection and enhancement of the broader Block D significant woodland associated with the Silver Creek Tributary B valley. The broader significant woodland includes a black locust woodland community which is considered to be an invasive species, along the Eighth Line in a former wayside pit.

The Vision Georgetown Subwatershed Study and associated Addenda concludes that portions of the black locust woodland community adjacent to the Eighth Line could be removed and mitigated through the establishment of reforestation areas and infill restoration opportunities.

The extent of the black locust woodland community that can be removed, along with the location of the reforestation areas and infill restoration opportunities shall be determined through the EIR/EIS which will provide a detailed assessment of the black locust woodland ecological functions in accordance with relevant Provincial, Regional and Town policies. The EIR/EIS shall also identify the locations of reforestation areas that best support the ecological function of the significant woodland and shall have regard to the recommendations made in the Vision Georgetown Subwatershed Study and associated Addenda.

Based on this detailed assessment the EIR/EIS shall delineate the portion of the Study Area that is to be included in the Natural Heritage System. Lands that are

not integrated into the Natural Heritage System may develop in accordance with the adjacent Low Density and Medium Density Residential Area designations.

The final determination of land use within the Special Study Area shall be completed in accordance with the above policies and through a Planning Act application without requiring a subsequent Regional Official Plan Amendment or Local Official Plan Amendment.

- ii) **Enhancement and Restoration Areas:** The Subwatershed Study identifies the need for a number of enhancement areas, replication features and restoration 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 generations. There are several enhancement areas, infill restoration opportunity sites and replication features required to be created as outlined in the Subwatershed Study – including targets for feature type and ecological functions to guide detailed design;
- iii) **Local Linkage/Enhancement Area:** 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 and input from the Region of Halton, 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; and,
- iv) **Natural Channel Design and Riparian Enhancements:** The Vision Georgetown Subwatershed Study Addenda and supporting technical documents provide detailed direction on channel realignments, natural channel design riparian storage and low flow channel enhancement areas for the Sixteen Mile Creek Tributary A reaches.
- v) **Woodland A2**

The relocation of woodland A2 as shown on **Schedules H6-1 and H6-2** within the Vision Georgetown Secondary Plan area shall be permitted where the following principles are satisfied:

 - a) The new woodland shall result in a net ecological benefit through the

provision of improved vegetation community types and wildlife diversity;

- b) The new woodland shall be located within or immediately adjacent to the Natural Heritage System to ensure functional connections will be achieved and ecological interactions are enhanced over time and to increase habitat opportunities in the Natural Heritage System;
- c) The configuration of the new woodland shall be designed to minimize edge effects (i.e. reduce the edge to interior ratio) recognizing that it will be at least 0.5 ha in size;
- d) The new woodland shall form part of the Natural Heritage System and be designated as such; and
- e) The new woodland shall be 0.5 ha in area and the new woodland shall be provided with a buffer except where adjacent to other components of the Natural Heritage System which components may be counted towards the required buffer width. In the event that the new woodland is approved to be located within an enhanced floodplain area, a larger woodland of up to 0.7 hectares in size will be required.

The location and area of the new woodland shall be determined through the EIR/EIS process. Upon Woodland A2 being relocated, an Amendment to **Schedules H6-1 and H6-2** of this Plan shall not be required to remove the lands on which Woodland A2 was previously situated from the Natural Heritage System and such lands may be used in accordance with the adjacent land use designation.

vi) **AM-7**

AM-7 as shown in the Town's Subwatershed Study and Addenda and on **Schedule H6-4** provides for a water conveyance function however is not regulated and is not a component of the Natural Heritage System. The design of AM-7 and its function shall be addressed through EIR/EIS/FSR reports.

H6.13.3 BUFFERS

The NHS as shown on **Schedule H6-2** includes buffers that have been established in an effort to protect key natural features and ecological functions by mitigating the impacts of proposed development or site alteration.

Buffers are important components of the overall NHS and are required to maintain and

protect natural features and the ecological functions of the NHS.

The Regional Official Plan allows for refinement of the NHS and buffers through a subwatershed study or an individual EIR/EIS, provided that these studies are accepted by the Region.

The Vision Georgetown Subwatershed Study and related addenda, as interpreted in accordance with the policies of **Section H6.13.1**, contemplate a variable buffer framework that generally ranges between 10 and 30 metres. This framework represents an initial assessment and recommendation of buffer widths based on general information on land uses contemplated adjacent to the NHS.

The final buffer width is to be determined through an EIR/EIS at the development stage when additional information is available to determine the nature of adjacent uses and related impacts on the system and may include additions or deletions to the buffer widths.

When determining the final buffer width, consideration shall also be given to matters such as:

- enhancement and mitigation opportunities such as fencing and vegetative planting within the buffers or on abutting lands;
- the location of passive trails, recognizing that trails will not be permitted in buffers of less than 10 metres, and the location of stormwater management components in accordance with **Section H6.12.9.2 d)**; and,
- minor fill and grading encroachments established as part of an overall site alteration plan developed through the EIR/EIS, where no negative impact has been demonstrated in accordance with **Section H6.13.4.1 f)**. This may include where features are being created or reconstructed as determined through the EIR/EIS.

The EIR/EIS shall be prepared in accordance with the policy directions in **Section H6.13.4**, Environmental Implementation Reports (EIR) of this Plan and any required EIR/EIS shall be prepared in accordance with terms of reference established by the Town/Region in consultation with the applicable Conservation Authority.

With respect to the establishment of buffers, through the EIR/EIS there will be consideration of the nature of abutting land uses in relation to the adjacent key features and the significance of those key features. In particular, the intensity of the abutting land uses as illustrated through specific plans for such uses (i.e. grading, setbacks maintenance,

servicing, built form including height, location of buildings and structures and other activities) will be evaluated. In all cases, the establishment of buffer widths must have regard to the following:

- Maintain or improve the level of certainty regarding buffer function effectiveness post refinement including factors such as the timing of planting and certainty regarding the nature of the abutting development
- Achieve no negative impacts to the NHS key features and their ecological functions;
- The ecological functions, characteristics, significance and sensitivity of the NHS key features which will ultimately determine the final buffer width through the EIR/EIS; and
- Adhere to the relevant goals, objectives and policies of this Plan, Regional Official Plan and relevant Provincial policies to the satisfaction of the Town, and Region and in consultation with the applicable Conservation Authority;
- With regard to Fish Habitat, additional buffer requirements as per Provincial and Federal requirements may be necessary; and,
- Where a feature/area is regulated by a Conservation Authority, and the regulatory requirements exceed the required buffer, those regulatory requirements shall apply, subject to the provisions of the Conservation Authorities Act.

Notwithstanding the buffer range, a lesser buffer width may only be considered abutting a public facility such as a stormwater management facility, school, or park:

- If it can be demonstrated through a facility fit plan or detailed engineering design that examines the intensity of use throughout the whole site and, in particular the location of buildings and structures and outside activity areas in relationship to the buffer, and that recommends appropriate mitigation measures such as fencing and planting, such that there will be no negative impacts on the natural features and ecological functions of the NHS;
- Certainty can be established with respect to the proposed development form through zoning or some other legal mechanisms; and,
- After evaluation with respect to all other criteria set out with respect to buffers in **Section H6.13.3.**

Where a public use such as a school does not proceed, the new use shall be developed

based on evaluation in accordance with the requirements of this buffer policy (**Section H6.13.3**).

H6.13.4 ENVIRONMENTAL IMPLEMENTATION REPORTS (EIR)

H6.13.4.1 PURPOSE

- a) The purpose of an EIR/EIS is to clearly demonstrate how specific development applications (such as a Draft Plan) will implement the management strategy recommendations contained within Vision Georgetown Subwatershed Study as interpreted in accordance with the policies of **Section H6.13.1**. However, it is recognized that management strategy recommendations may be refined by additional analysis completed through the EIR/EIS subject to the satisfaction of the Town of Halton Hills and, where there is a regulated feature/area, to the satisfaction of the Conservation Authority.
- b) The proponent will be required to demonstrate, through the preparation of an EIR/EIS, 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/EIS, the boundaries of the Natural Heritage System are subject to appropriate refinements, based on more detailed information, additional surveying of features and final buffer, corridor, linkage, enhancement and restoration area design established through an EIR/EIS;
- d) Additional analysis related to the Black Locust Woodland Special Study Area, and the Regulated Watercourse and Associated Flooding Hazard Southwest Quadrant will be subject to review by the Town, the Region and applicable Conservation Authority.
- e) The EIR/EIS reporting is to respect the management requirements for the Natural Heritage System as outlined in **Section H6.13.4.1**, and in Section 7.4.2 and illustrated in Figure 7.3.1 of the Vision Georgetown Subwatershed Study as interpreted in accordance with the policies of **Section H6.13.1**. However, it is recognized that management strategy recommendations may be refined by additional analysis completed through the EIR/EIS subject to the satisfaction of the Town of Halton Hills and, where there is a regulated feature/area, to the satisfaction of the Conservation Authority.
- f) The proponent will be required to demonstrate to the satisfaction of the Town, in consultation with the Region and the applicable Conservation Authority that the

refinements to the NHS through the EIR/EIS will occur in accordance with a systems approach by:

- i) Prohibiting development and site alteration within significant wetlands, significant habitat of endangered and threatened species and fish habitat except in accordance with Provincial and Federal legislation or regulations;
- ii) Not permitting the alteration of any components of the NHS unless it has been demonstrated that there will be no negative impacts on the natural features and areas or their ecological functions.

H6.13.4.2 EIR/EIS STUDY BOUNDARIES

- a) The Vision Georgetown Subwatershed Study as interpreted in accordance with the policies of **Section H6.13.1**, shows how the Secondary Plan has been broken into separate sub-catchment areas for the purposes of EIR/EIS preparation, which should be undertaken in conjunction with the Block Plans required by **Section H6.23.4** of this Plan;
- b) The study area for an EIR/EIS 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/EIS's were completed on the basis of logical ecological boundaries or tributary areas.

H6.13.4.3 EIR/EIS REQUIREMENTS

The EIR/EIS will examine and further assess issues not detailed in the Vision Georgetown 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;
- c) Specific location and detailed design for Enhancement Area and Replication Wetlands;
- d) Natural heritage system feature-based water balance assessments;

- e) Specific buffer width requirements;
- f) Wildlife surveys at a greater level of detail than the Vision Georgetown Subwatershed Study, where appropriate;
- g) Multi-landowner facility design and locations;
- h) Operations and Maintenance Plans;
- i) Discrete monitoring requirements;
- j) Adherence to the Approved Halton – Hamilton and Credit Valley – Toronto and Region – Central Lake Ontario Source Protection Plan Policies, including identification of which land use activities may require development of Risk Management Plans;
- k) Facility cost sharing;
- l) Conceptual fisheries compensation plans where necessary; and,
- m) Location and design of stormwater management facilities in accordance with **Section H6.7.3.5** of this Plan.

H6.13.4.4 NEED FOR TECHNICAL STUDIES

EIRs/EISs may also require a number of technical studies, the need for which will have been identified in the Vision Georgetown Subwatershed Study. . 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 will implement subwatershed objectives and recommendations;
- c) Determining impacts associated with transportation, servicing and utility corridors (including detailed mitigation measures as required);
- d) Natural Heritage System feature-based water balance assessments and water balance assessment for baseflow contributing areas;
- e) Water balance assessment of recharge within the Wellhead Protection Area (WHPA)-Q1/Q2, including consideration of recharge water quality within the Issue

Contributing Area (ICA) (chloride), to comply with Source Protection Plan policies;

- f) Additional monitoring of groundwater levels along the upper reaches of Tributary A to further refine hydrogeological linkages with the watercourse;
- g) Additional flow monitoring of all three tributaries for one year (four seasons) to further verify and/or calibrate the hydrologic model parameters;
- h) Functional SWM plan and outline approach and location of facilities to meet management strategy requirements;
- i) Natural Channel Design, informed by geomorphic parameters of the existing watercourse, where watercourse relocations and modifications are proposed and fisheries compensation plans are required;
- j) Additional geotechnical investigations to confirm valley slope stability and setback options for Tributary B and Tributary A, (Reaches AM-2 and AM-3);
- k) Additional water quality analysis to support LID best practice applications to ensure that Total Phosphorous (TP) reduction targets are met or exceeded; and,
- l) Additional servicing details for the proposed future development, either in the EIR/EIS or SWM Plan needs to consider and coordinate with Regional Road projects as well as Regional water and wastewater infrastructure projects.

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/EIS process (as long as the EIR/EIS is carried out to include the entire tributary).

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) Refine the number of stormwater management facilities, in a manner that considers both the need to provide for efficient development patterns and the need to protect and support the natural heritage system and in a manner that

reflects the objectives of **Section H6.7.3.5 m) and n)**;

- 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 include techniques such as 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

- a) According to the Subwatershed 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 subwatershed, to 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 the Vision Georgetown Subwatershed Study as interpreted in accordance with the policies of **Section H6.13.1** (as updated/revised through EIRs/EISs) 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 may be increased to 25 metres in the Community Core. A reduction from 25 metres to 24 metres may be considered provided all elements of the pedestrian realm can be provided in a manner satisfactory to the Town;
- b) Streets D, E and F are considered Minor Collector Roads 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 environment to enable the development of complete street;
- b) In this regard, Collector Roads must be designed in a manner that provides for other modes of non-motorized travel and the pedestrian. In addition, priority 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.
- d) The location and general alignment of new Collector Roads as shown on **Schedule H6-3** are approximate. Based on the Transportation Studies undertaken in support of the Secondary Plan, the collector road network is integral to the overall transportation system and the planned development of the area. Adjustments to the precise alignment of the collectors may be permitted without an amendment to this Plan provided they maintain connections to the arterial roads and other collectors and shall be determined through municipal studies or studies prepared in

support of development applications.

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 are not identified on **Schedule H6-3**. The provision of local roads will be determined through the development process and will be in accordance with the requirements of **Section F6** of the Halton Hills Official Plan and the additional policies of this Plan.
- b) Local Roads will have a minimum right-of-way width of 16 metres;
- c) 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,

- d) 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 of additional lands for right-of-way purposes. Such additional right-of- way requirements shall be 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

- a) The development of reverse frontage lots on Arterial Roads is strongly discouraged

to minimize the use of noise attenuation walls on the edges of the Vision Georgetown Secondary Plan Area.

- b) Noise attenuation walls as a mitigation measure shall only be considered where it has been demonstrated that there are no other reasonable alternatives.

H6.14.10 REGIONAL ARTERIAL ROAD NETWORK

10 Side Road (Regional Road 10) and Trafalgar Road (Regional Road 3) are Major Arterial Roads under the jurisdiction of the Region of Halton and are subject to the policies of the Regional Official Plan. Access to Regional Roads shall be in accordance with the most current Halton Region Access Management Guidelines and by-laws.

Trafalgar Road (Regional Road 3) has been identified as a Transit Priority Corridor by the Region's Mobility Management Strategy as shown on **Schedule H6-3** to this Plan.

The Region is undertaking the design for the widening of Trafalgar Road from Steeles Avenue to Highway 7. The provisions of the Trafalgar Road Corridor Study - Steeles Avenue to Highway 7 - Municipal Engineer's Association Class Environmental Assessment will be implemented by the Region.

H6.14.11 TRANSPORTATION IMPACT STUDIES

Transportation Impact Studies for any parcel of land located within the Secondary Plan Area are required to build on the results of the Transportation Study completed in support of the Secondary Plan. Transportation Impact Studies shall be completed in accordance with the Region's Transportation Impact Study Guidelines.

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-of- ways; and
- c) Trails.

H6.16 PARKLAND

H6.16.1 AMOUNT AND LOCATION OF PARKLAND

- a) The dedication of parkland shall be in accordance with the Planning Act 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 1.5 to 2.5 hectares, or as set out in the Master Parks Agreement;
- c) A number of Parkettes, which have approximate areas of 0.2 to 0.6 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 0.5 hectares 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,
- i) Be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility corridors and drainage systems.

H6.16.4 COMMUNITY PARK

- a) The Community Park should incorporate recreational programming elements that target visitors from throughout Georgetown and the Town of Halton Hills, in addition to the 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) The 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, and designated pedestrian walkways where appropriate.

H6.16.5 NEIGHBOURHOOD PARK

- a) 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;
- b) 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;
- c) 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

- a) 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 private 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;

- c) Storefronts should be located close to the edges of Town Square Park where feasible 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, unless modified by this Section of the Plan;
- b) 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) Child care centres are permitted on a school site as an accessory use;
- d) Changes to the number of school sites or minor changes to the location of school sites identified in this Plan are permitted to satisfy locational, school accommodation needs and/or other general requirements of the relevant School Board without the need to amend this Plan;
- e) The maximum permitted height for elementary schools is four storeys;
- f) Draft Plans of Subdivision shall include designated school sites as appropriate with a shape, size and frontage satisfactory to the relevant School Board. The Town will explore either 'alternative' or 'reduced' setbacks and parking standards to support the efficient use of any school site and in support of reduced parking standards, a parking study shall be prepared to determine the appropriate parking spaces for the

school site to the satisfaction of the Town, in consultation with the relevant School Board;

- g) 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; and
- h) For the elementary school located adjacent to the lands designated Major Institutional Area on the 10 Side Road, the elementary school site shall have a site size of approximately 2.4 hectares if located adjacent to a neighbourhood park.

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 plans are underway, 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) 10686 Eighth Line;
 - ii) 10677 Trafalgar Road; and
 - iii) 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.
- e) The abovementioned cultural heritage resources retain historical and associative, design and 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:
 - i) 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 to establish appropriate conservation plans and/or mitigation measures for any development or redevelopment proposal that affects any of the cultural heritage resources mentioned above in **Sections H6.19.1 c) and d)**;
- e) The conservation of cultural heritage resources should be 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;
- b) 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;
 - ii) Supporting assisted housing, which is housing that is available to low and moderate income for households for rent or purchase where part of the housing

- cost is subsidized through a government 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 through the Block Plan process that provides for the achievement of the affordable housing requirements of the Town and the Region. The affordable housing strategy will be initiated by the landowners and will involve the Region and 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 PHASING PLAN AND BLOCK PLAN REQUIREMENT

Prior to draft plan approval of individual applications for development, a Phasing Plan shall be prepared to the satisfaction of the Town. The Phasing Plan shall be supported by an Infrastructure Staging Plan and a Block Plan, both of which shall identify how the development in Vision Georgetown is to be phased in accordance with this Section of the Plan.

Draft plans of subdivision and zoning by-law amendment applications can be processed concurrently with the preparation of these Plans.

H6.23.2 PHASING PLAN

- a) The Phasing Plan shall divide the phasing of development into a minimum of two phases and shall ensure that the sequencing of development within the Vision Georgetown Secondary Plan area occurs in a manner that:
 - i) Provides for the early development of a range of housing types (including low, medium and high density);
 - ii) Supports the early servicing of retail and other non-retail and service uses needed to support the new residents;
 - iii) Ensures that the entirety of the Community Core is in the first phase;
 - iv) Supports the early servicing of school sites, their acquisition by the school boards and their development;
 - v) Supports the early servicing of the community centre and library in the Community Core;
 - vi) Supports the conveyance of lands within the Natural Heritage System into public ownership;
 - vii) Supports the early servicing of the Community Park;
 - viii) Supports the early development of centralized stormwater management facilities and associated infrastructure;
 - ix) Supports the early construction of Street A to provide for continuous north-south travel through Vision Georgetown;
 - x) Supports the early construction of Streets B, C and F to provide for east-west travel through Vision Georgetown;
 - xi) Supports the necessary transportation infrastructure improvements to Trafalgar Road (Regional Road 3), Eighth Line, 10 Side Road (Regional Road 10) and 15 Side Road, all of which may be subject to studies as required by the Town and/or Region; and,
 - xii) 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.

- b) The Phasing Plan shall be supported by an Infrastructure Staging Plan that sets out the sequencing of the installation and delivery of sewer, water and stormwater infrastructure on the Vision Georgetown lands.
- c) In each phase, sub-phases generally corresponding to the Neighbourhoods, as delineated on **Schedule H6-1**, may be identified through the Block Planning process.
- d) 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.
- e) The progression of development shall be contingent on the availability and efficient utilization of public infrastructure and services, including the construction of critical elements of the road network and that adequate schools and community facilities are provided in a timely fashion, in keeping with the complete communities principles of the Secondary Plan.
- f) Prior to development commencing in a subsequent phase, a minimum of 75 percent of the gross developable area in the Low and Medium Density Residential Area designations in the preceding phase must be within draft plans of subdivision or site plans.
- g) Public infrastructure such as roads, parks, fire halls, schools and servicing facilities may proceed at any time, subject to the availability of servicing infrastructure and other requirements of the Town and the Region.
- h) Council may, at its sole discretion, determine to permit development in a subsequent phase prior to a minimum of 75 percent of the gross developable area as set out in Subsection f) if it is determined by Council that the development for which the application is made is in accordance with the general purpose and intent of this Secondary Plan and if it is demonstrated, to the satisfaction of Council, in consultation with Halton Region, that there are no negative impacts on the Town or Region, including from a land use planning (development of complete communities) perspective, and infrastructure and financial impact perspective.
- i) Notwithstanding the phasing provisions in this section, in no case will one owner or group of owners be permitted to unreasonably delay the normal progression of development contemplated by this Plan. Where unreasonable delay is occurring as determined at the Town's sole discretion, the phasing may be re-evaluated to the satisfaction of the Town in consultation with Halton Region. In such circumstances,

Council may revise the phasing, if it is determined by Council that such a proposal is in accordance with the general intent and purpose of this Secondary Plan, and if there are no unacceptable impacts on the Town as determined by Council in consultation with Halton Region.

H6.23.3 BLOCK PLAN

- a) The required Block Plan shall, in addition to identifying development phases in accordance with **Section H6.23.2**, identify the following:
 - i) various land uses and densities, with a breakdown of the anticipated range and mix of dwelling types and associated population yields;
 - ii) the limits of the Natural Heritage System, as recommended in the EIR/EIS prepared in accordance with the policies of this Plan;
 - iii) public transit facilities;
 - iv) the means by which affordable housing is to be delivered in accordance with **Section H6.21** of this Plan;
 - v) all existing and proposed roads and public laneways including the location of sidewalks, multi-use paths, the trail system, and cycling infrastructure;
 - vi) sizes of schools, parks, and other community facilities, which are informed by facility fit plans that are supported by the Town and/or the school boards;
 - vii) conceptual location of centralized mailboxes;
 - viii) cultural heritage resources;
 - ix) proposed stormwater management ponds and related infrastructure; and
 - x) any essential servicing corridors that are to traverse the Natural Heritage System.
- b) The approval of the Block Plan by Council in consultation with the Region of Halton, the Conservation Authorities and the School Boards shall be required.
- c) The Block Plan shall be supported by a Traffic Impact Study that is supported by a Terms of Reference that is accepted by the Town and Region that will analyze existing and future traffic conditions based on any upgrades to the roadway network that are planned to occur and make recommendations on:
 - i) appropriate improvements needed to the external road network to accommodate the proposed development; and
 - ii) the timing of the development of external road improvements and internal road

infrastructure in relation to overall development timing.

- d) The Block Plan shall provide the anticipated schedule of the residential and non-residential development in the Block Plan area.

H6.23.4 OTHER TOWN REQUIREMENTS

In addition to the requirement for a Phasing Plan and a Block Plan as set out in this section, the draft plan approval of individual applications for development may only be considered when:

- a) The 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;
- b) Landowners within the Secondary Plan area have entered, or will enter, into an agreement or agreements with the Town in accordance with the Infrastructure Staging Plan and the approved Block Plan;
- c) Landowners within the Secondary Plan have entered, or will enter, into a private cost-sharing agreement(s) amongst themselves to address the equitable distribution of costs of development, for the provision of matters such as community uses and infrastructure facilities, including, where appropriate, the lands required for such uses and facilities;
- d) 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;
- e) Water treatment and distribution and wastewater collection and treatment are available in accordance with Town and Regional policies;
- f) The preparation of a Master Parks Agreement which further expresses the requirements of the Planning Act has been initiated; and
- g) The requirements of **Section G.12** (Pre-consultation and Complete Applications) of the Town of Halton Hills Official Plan have been addressed to the satisfaction of the Town in consultation with the Region and other applicable agencies.

H6.23.5 DEVELOPMENT MONITORING

The Town shall establish a development monitoring program for the Vision Georgetown lands that may include:

- a) Level of population and employment growth;
- b) Supply of existing lots and number of building permits granted;
- c) General achievement of housing mix targets;
- d) Occupancy permits granted; and
- e) Development application status.

H6.23.6 NET RESIDENTIAL HECTARE

- a) Means for detached, semi-detached, duplex, street townhouses and other dwelling types with individual frontages on a public street, the area of land measured in hectares for residential dwelling units and consists of only the residential lots and blocks.
- b) Means for cluster or group housing and apartment blocks, the area of land measured in hectares for residential units, private internal roads and parking, landscaped areas, and other associated amenities.

Regulated Watercourse and Associated Flooding Hazard South-west Quadrant:
The southwest quadrant of the secondary plan area includes a regulated watercourse and associated flooding hazard as shown on Schedule H6-A. As per Policy H6.12.11, further refinement to the regulated area is required prior to future development within the area.

NOTE:
This schedule forms part of the Official Plan and must be read together with it.

Mixed Use Gateway Area	A Neighbourhood Boundary	Parkette
Major Commercial Area	Proposed Collector Roads	Library and Community Centre
Major Institutional Area	Cultural Heritage Resource	Elementary School
Natural Heritage System*	Community Park	Secondary School
Major Parks and Open Space Area	Town Square Park	Storm Water Management Facility (Conceptual)
Black Locust Woodland Special Study Area*	Neighbourhood Park	Vision Georgetown Boundary

²² Final Natural Heritage System Buffers will be determined in accordance with policy H0.13.3



SCHEDULE H6-1
VISION GEORGETOWN
COMMUNITY STRUCTURE

Downloaded From: On 23/09/2016 At 11:55:11 AM, By: [Redacted], IP: [Redacted]

Regulated Watercourse and Associated Flooding Hazard Southwest Quadrant
 The southwest quadrant of the secondary plan area includes a regulated watercourse and associated flooding hazard as shown on Schedule H6-4. As per Policy H6.12.11, further refinement to the regulated area is required prior to future development within this area.

NOTE:
 The schedule forms part of the Official Plan and must be read together with this act.

- | | | | | | | | |
|---|---|---|---|---|----------------------------|---|--|
|  | Natural Heritage System* |  | Local Commercial Mixed Use Area |  | School |  | Open Square Park |
|  | Low Density Residential Area |  | Mixed Use + Gateway Area |  | Library/Community Center |  | Neighbourhood Park |
|  | Medium Density Residential Area |  | Major Institutional Area |  | Casualty |  | Platform |
|  | High Density Residential Mixed Use Area |  | Major Parks and Open Space Area |  | Cultural Heritage Resource |  | Storm Water Management Facility (Conceptual) |
|  | Major Commercial Area |  | Black Local Woodland Special Study Area |  | Community Core Boundary |  | Collector Road System |
|  | Core Commercial Mixed Use Area |  | High Line Special Study Area |  | Community Park |  | Major Greenway/Corridor |

* Woodhead A2 - Subject to policy H6.13.2 b) v)

⁴⁴ Final National Heritage System Buffers will be determined in accordance with policy H6.13.3



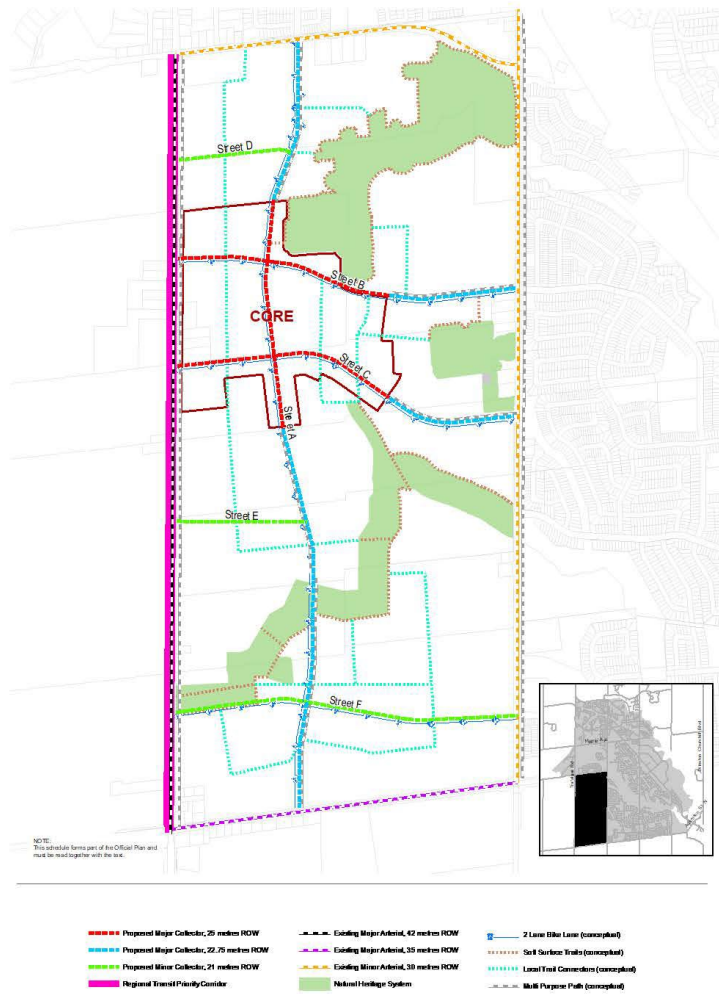
Town of Halton Hills Official Plan



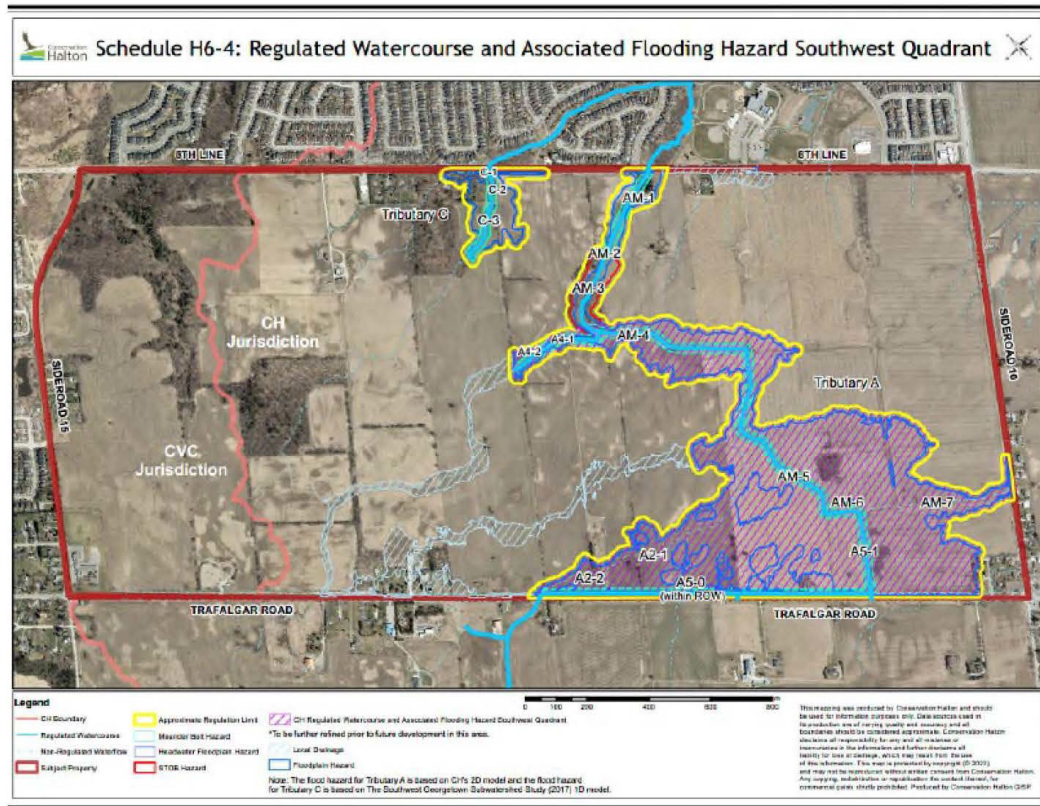
Downloaded from cch.sagepub.com at [IP: 128.112.1.100] on 10 Oct 2014

**SCHEDULE H6-2
VISION GEORGETOWN
LAND USE PLAN**

SCHEDULE H6-3



SCHEDULE H6-4



This is Schedule 1 to Official Plan Amendment No. 32

NOTE:
This schedule forms part of the Official Plan and
must be read together with the text.
Parts of the Schedule are currently pending approval.
Please Refer to Figure 1 in the Preamble.

Environmental & Open Space Areas
Greenlands
Major Parks and Open Space Areas
Private Open Space Areas

Urban Areas
Low Density Residential Area
Medium Density Residential Area
High Density Residential Area
Secondary Urban Area
Caretaker/Commercial Area

Other District Area
Major Institutional Area
Center of Employment Area
Trillium Road Residential Area
Future Residential Use Area
Downsides Area (See Schedule 10-1 Downtown Georgetown Land Use Plan)
Community Urban Area (See Schedule 10-2)
GO Station Area (See Schedule 10-2)
Main Georgetown Area - See Section 115

Urban Boundary
Residential Special Policy Area
Other Special Policy Area
Hwy 101/201/202 West Corridor Protection Area
Waterbody
Watercourse
Railway Line
Community Park
Neighborhood Park
School
Major Transit Station

0 250 500 750 1,000
Metres

SCHEDULE 1A
GEORGTOWN URBAN AREA
LAND USE PLAN