



PUBLIC MEETING-2018-0003

VISION GEORGETOWN SECONDARY PLAN

Minutes of the Public Meeting Committee held on Monday, May 7, 2018, 6:26 p.m., in the Council Chambers, Town of Halton Hills Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor B. Lewis chaired the meeting.

Councillor B. Lewis advised the following:

The purpose of this Public Meeting is to inform and consult with the public, and to provide the public with the opportunity to ask questions or to express views with respect to the Official Plan Amendment pertaining to the Vision Georgetown lands. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision regarding whether or not to adopt this Official Plan Amendment, if adopted, it will be forwarded to the Region of Halton for approval. Should you disagree with the decision of the Region of Halton, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal.

Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Region of Halton to the Local Planning Appeal Tribunal. In addition, if a person or public body does not make oral submission at a public meeting, or submit written comments to the Town of Halton Hills before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that a Statutory Public Meeting be held for a proposal to amend the Official Plan.

The format of this Public Meeting is as follows:

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

The Town's consultants and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves an Official Plan amendment to put in place a Secondary Plan for the Vision Georgetown lands.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Nick McDonald, Meridian Planning Consultants, to come forward to explain the proposed Official Plan Amendment.

N. MacDonald advised that the Statutory Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter. The Public Engagement Charter speaks to 3 levels of engagement, which are Inform, Consult and Collaborate. Tonight the Town of Halton Hills is consulting with you, the public, and providing an opportunity for you to share your views, values and opinions on the proposed Secondary Plan.

N. MacDonald provided an overview of the documents including plans, studies, guidelines and strategies that support the proposed secondary plan. He explained the purpose of the secondary plan, vision, guiding principles and best practices in Ontario that were used to shape the secondary plan.

He explained the community structure schedule shows how the community will be designed and planned, noting the proposed placement of the natural heritage system, collector road network and community core.

N. MacDonald provided an overview of the land use plan highlighting some of the proposed land use designations including; low density, medium density, high density, parks, schools, mixed use gateway, major commercial area and local commercial areas.

The Transportation schedule was also displayed highlighting a continuous trail system connecting the natural heritage system, community core, community facilities and other nodes. It was noted that complete streets and modified grid pattern on local roads are being used to achieve the transportation objectives.

N. MacDonald highlighted the draft transportation assessment and the key improvements planned including turning lanes, traffic signals, stop signs and identified road widenings in the area that are already proposed through capital forecasts. He explained that the community core is proposed to include town square commercial, library/community centre, high school, parks and high density residential. The proposed residential uses outside of the community core, the placement of major commercial, local commercial and the placement of parks and schools were also highlighted.

Affordable housing is to be met by setting a target of 30% of new housing units being affordable and the proposed secondary plan provides a mix of housing types, lot sizes and tenures for all household types to help achieve this requirement.

A heritage assessment has been conducted and recommends that heritage impact studies are required for heritage resources within the study area. Conservation principles will apply, and the first choice for preservation would be to retain in place and if not possible then to investigate other options.

N. MacDonald concluded by explaining the implementation of the proposed secondary plan and the next steps.

(PowerPoint presentation on file in the Clerk's Office)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons who had questions, required further clarification or information or wished to present their views on the proposal.

The following persons came forward:

Robert Dragicevic of WND (Walker, Nott, Dragicevic Associates Limited)

R. Dragicevic came forward stating that he represents the Southwest Georgetown Landowners Group (Georgetown Country Properties Ltd., Lormel Developments (Georgetown) Ltd. & Ozner Corporation, Neamsby Investments Inc., Shelson Properties Ltd. & Coryville Construction Ltd., 2108393 Ontario Ltd., 2108394 Ontario Ltd. & Barrhaven Place Inc.).

R. Dragicevic stated that his clients continue to cooperate with the town and town staff on this process and that a number of the principles in the draft secondary plan are generally acceptable to the Southwest Georgetown Landowners Group including the north-south collector road, creation of school/park campus, location of the major commercial area and local commercial areas and components of the community core as a diverse mix of uses.

R. Dragicevic also stated that his clients have elements that are of concern including; location of the community core, design and alignment of the natural heritage system, number and location of stormwater management facilities and corridors, that the land use plan has not been evaluated with detailed land budget estimate which may result in further modifications and that the delineation of the natural heritage system is not agreed to by the Southwest Georgetown Landowners Group.

The Southwest Georgetown Landowners Group request that the following modifications be made prior to the finalization of the Vision Georgetown Secondary Plan, including; relocation of the community core and major collector road to the north, repositioning of the combined elementary/secondary school campus to the west to a more centralized location; recognition of the need for flexibility in the design, number and location of stormwater management facilities and corridors, policies that provide sufficient flexibility to the delineation of the natural heritage

system and appropriate change to the land use plan to reflect resolution of the issues related to stormwater flows along the east side of Trafalgar Road.

The Southwest Georgetown Landowners Group will make a further submission by the deadline.

Gary Meltzer, Resident of Halton Hills

G. Meltzer stated that he is a resident of Eighth Line and has attended most of the meetings with regard to Vision Georgetown. Throughout the process Mr. Meltzer noted that there has been no mention of the effects to the existing residents of the area and that there should be a financial impact assessment.

G. Meltzer noted that the Eighth Line is consumed with the natural heritage system which is a bone of contention for landowners and developers. He also stated that with 18,000 more people which is an increase of about 30% of the existing population of Halton Hills, there is no way to project what is going to happen.

G. Meltzer noted that traffic is already congested and that it is next to impossible for him to leave his driveway now what will happen with the increased population.

Mr. Meltzer stated that there has been no mention of protecting the rights and security and future of those already living in the area and therefore there is insecurity for those already living in the area.

FINAL COMMENT FROM STAFF

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

J. Linhardt noted that the deadline for all comments on the Draft Secondary Plan are to be received by May 18, 2018. The report responding to all comments and recommending Council adoption of the Draft Secondary Plan will be brought before the Planning, Public Works and Transportation Committee on June 26, 2018 and will be before Council for final adoption on July 9, 2018.

CONCLUSION OF MEETING

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

If you wish to receive further notification on this matter, please leave your name with Tara Buonpensiero, Senior Planner in the foyer outside this Council Chambers, or with the Town Clerk during regular business hours. Only those persons who leave their names will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission, the deadline for comment is May 18, 2018.

The meeting adjourned at 7:12 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK