

SCHEDULE 4 – VISION GEORGETOWN PHASING POLICIES & PLAN

Development Phasing Policies

Base Phasing Provisions

The phasing of development in Vision Georgetown shall be in accordance with the following:

- a) The phasing of development in Vision Georgetown shall proceed in two phases, Phase 1 and Phase 2, as shown on Schedule H6-1 Vision Georgetown Community Structure and Phasing Plan, generally proceeding from the Eighth Line to Trafalgar Road;
- b) In each phase, sub-phases generally corresponding to the Neighbourhoods, as delineated on Schedule H6-1, and commensurate with the Region's allocation program, may be identified through the Block Planning process. The progression of development shall generally proceed in a south to north direction from 10 Side Road (Regional Road 10) to 15 Side Road;
- c) 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;
- d) The progression of residential development shall ensure that a full range and mix of housing types are provided in each Phase and/or sub-phase, including an adequate supply of *affordable housing*;
- e) Development of the Community Core based upon a Community Core Plan shall be commenced in Phase 1;
- f) Prior to the approval of any applications for development in Phase 2, a minimum of 75 percent of the gross developable area in Phase 1 must be within registered plans of subdivision, or zoned to permit the development contemplated by this Secondary Plan; and
- g) Prior to the commencement of the development in each phase, any financial and other 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.

Special Phasing Provisions

The following special phasing provisions also apply:

- a) Public infrastructure such as roads, parks, fire halls, schools and servicing facilities may proceed at any time in Phase 2, subject to the availability of servicing infrastructure and other requirements of the Town and the Region;
- b) Council may, at its sole discretion, determine to accept and approve an application for development in Phase 2, prior to a minimum of 75 percent of the gross developable area in Phase 1 within registered plans of subdivision or zoned to permit the development contemplated by this Plan, 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 and 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.

Unreasonable Delay Provisions

Notwithstanding the phasing provisions in Subsections H6.23.4.1 and H6.23.4.3, 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 and Halton Region. In such circumstance, Council may through an amendment to this Secondary Plan revised 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 or on Halton Region.

Phasing Plan



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| Mixed Use Gateway | Black Locust Woodland Special Study Area | Stormwater Management Facility (conceptual) |
| Major Commercial Area | Neighbourhood Boundary | Town Square Park |
| Major Institutional Area | Vision Georgetown Boundary | Library/Community Centre |
| School | Phase 1 | Community Park |
| Natural Heritage System * | Phase 2 | Neighbourhood Park |
| Major Parks & Open Space Area | Proposed Roads | Parkette |
| Park | | School |
| Future Natural Channel Corridor Special Study Area | | Cultural Heritage Resource |
| Block B Potential Watercourse Relocation Special Study Area | | |

* Final Natural Heritage System Buffers will be determined in accordance with policy H6.13.3