

March 6, 2020

By E-Mail to *r.stribbell@haltonhills.ca* and *graham.milne@halton.ca*

Mr. Rob Stribbell, Senior Policy Planner
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, Ontario
L7G 5G2

Mr. Graham Milne, Regional Clerk
Halton Region
1151 Bronte Road
Oakville, Ontario
L6M 3L1

Dear Messrs. Stribbell and Graham:

ATTENTION: Regional Chair and Members of Regional Council

**Re: Vision Georgetown Secondary Plan, OPA 32
Draft Regional Notice of Decision
Letter of Objection
Town of Halton Hills Report No.: PD-2020-0017 (the "Report")**

We are counsel to Shelson Properties Ltd. and Coryville Construction Ltd. (collectively, "Shelson"), the owner of approximately 84 hectares of land located within what is referred to as Southwest Georgetown.

Shelson is a participating landowner member of the Southwest Georgetown Landowners Group Inc. (the "SWGLG"). The SWGLG is made up of a group of five landowner members owning approximately 356 hectares of land within Southwest Georgetown, generally bounded by Trafalgar Road to the west, Eighth Line to the east, 15 Side Road to the north, and 10 Side Road to the south (the "Lands"), within the Town of Halton Hills (the "Town"). The Lands are immediately adjacent (on their north and east sides) to the built-up urban area of Georgetown.

We are in receipt of the Town Report which responds to the proposed Halton Region modifications to OPA 32, being the Vision Georgetown Secondary Plan, which was approved by Town Council on July 9, 2018.

Shelson wishes to convey its objection to the recommendation made by Meridian Planning ("Meridian") in their letter dated February 5, 2020 wherein they recommend a revised cost sharing policy H6.23.2(d) to the Town adopted OPA 32. Meridian's recommendation appears to be in response to a letter provided by legal counsel to 823 Trafalgar DG Farms Inc. ("823 Trafalgar"), who is not a member of the SWGLG.

Specifically, Meridian has recommended the following:

Applications for development in the Secondary Plan area shall only be approved, and development shall only proceed when: Landowners within the Secondary Plan have entered into a private cost-sharing agreement(s) amongst themselves to address the 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. (underline added)

While Shelson does not object to the removal of the word “equitable” from the as adopted policy H6.23.2(d), Shelson objects to the addition of the words “...matters such as community uses and...” as underlined above. It is not appropriate to require the cost-sharing of community use matters which based on the 823 Trafalgar letter could contemplate parks and schools. Shelson’s position is that while it is appropriate to require landowners to cost share infrastructure that benefit the Lands, the inclusion of “community uses” which at best is vaguely defined, is inappropriate. As a result, the above noted words should be deleted from the revised policy H6.23.2(d) and it is the recommendation of our client that a more appropriately worded policy would provide as follows:

Applications for development in the Secondary Plan area shall only be approved, and development shall only proceed when: Landowners within the Secondary Plan have entered into a private cost-sharing agreement(s) amongst themselves to address the distribution of costs of development, for the provision of required infrastructure, including, where appropriate, the lands required for such infrastructure.

By way of this correspondence we ask that this office be made aware of all Town Council and/or public or open house meetings, as well as be provided with notice of all reports and decisions regarding OPA 32. Our client also adopts and reiterates as its own the concerns expressed in correspondence sent by the counsel representing the SWLG.

Should you have any questions or if you require any additional information, please do not hesitate to contact me or my associate, Andy Margaritis, directly.

Yours truly,
DAVIES HOWE LLP



John M. Alati

JMA:AM

copy: Regional Clerk (regionalclerk@halton.ca)
Mr. Curt Benson, Director, Planning Services and Chief Planning Official,

(curt.benson@halton.ca)

Ms. Bronwyn Parker, Town Director of Policy Planning

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Mr. John Linhardt, Commissioner of Planning and Development

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Mr. Robert Walter, Planner

Client