



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Rob Stribbell, Senior Policy Planner

DATE: March 27, 2021

REPORT NO.: PD-2021-0022

RE: Southeast Georgetown Secondary Plan – Project Update

RECOMMENDATION:

THAT Report PD-2021-022 dated March 27, 2021 regarding the Southeast Georgetown Secondary Plan - Project Update be received for information.

BACKGROUND:

On April 24, 2020 through Delegated Authority under the Emergency Management and Civil Protection Act, the Terms of Reference for the Southeast Georgetown Secondary Plan were approved and a Request for Proposal seeking a consultant to complete the Secondary Plan was issued.

RFP P-063-20 was posted on the Town's Bids and Tenders website on May 11, 2020 and fifteen (15) firms downloaded the document. The RFP closed on June 16, 2020 with four (4) submissions being received. On July 24, 2020, again through Delegated Authority, the Town retained SGL Planning & Design to complete the Southeast Georgetown Secondary Plan, with Wood being retained to complete the accompanying Scoped Subwatershed Study.

As outlined in Section G3 of the Town's Official Plan, the purpose of any Secondary Plan is to establish a detailed development concept for infrastructure and land use in specific areas of the Town, which shall be adopted by an Amendment to the Official Plan. Secondary Plans must generally conform with and implement the intent of the Official Plan as set out in the Goals, Strategic Objectives and other relevant policies. New Secondary Plans are required to be based on a number of studies. The Southeast Georgetown Secondary Plan has been broken down into four phases as outlined below.

Phase 1: Background and Policy Options Review

This will include a review of the Provincial, Regional and Municipal policy framework as well as a review of Credit Valley Conservation (CVC) policies, regulations, and mapping.

This review will result in a background paper which will, among other things, summarize various policies that will affect the development of the subject lands.

A presentation will be pre-recorded and uploaded onto the Let's Talk Halton Hills project page along with a public survey to engage the community in this initial project phase.

Phase 2: Land Use Alternatives and Assessment

Phase 2 will include the completion of a Land Use Alternatives and Assessment Report which will evaluate various land use alternatives for the subject lands.

A Public Open House and presentation to Council will also take place during Phase 2.

Phase 3: Preferred Land Use Alternative and Detailed Planning Study

The purpose of Phase 3 is to select a preferred land use alternative along with a supporting land use policy framework. This phase of the study requires the completion of several technical studies to support the development of the Secondary Plan Policies.

Meetings with the Technical Advisory and Steering Committees will also be held during Phase 3, and a staff report and presentation will also be presented to Council detailing the results of the Phase 3 analysis.

Phase 4: Development of the Southeast Georgetown Secondary Plan

Phase 4 will result in the development of the draft Secondary Plan which will include:

- i) A general statement and intended character to be achieved on the subject lands;
- ii) Policies to protect the Greenbelt Plan Area and the Regional Natural Heritage System;
- iii) Population and employment targets;
- iv) Housing mix and density;
- v) Land use pattern;
- vi) Location, type and density of land uses;
- vii) Key urban design principles;
- viii) Transportation requirements, including active transportation; and
- ix) Infrastructure requirements.

The Secondary Plan will also identify the requirements for any privately initiated planning applications.

Phase 4 will continue with completion of various Advisory Committee meetings, community consultation and engagement. A Statutory Public Meeting will be held during this phase, along with a presentation to Council.

Scoped Subwatershed Study

A key component of the Secondary Plan Project is the completion of the Scoped Subwatershed Study (SWS). The scoped SWS will focus on the natural heritage features and functions of the Subject Lands as well as the adjacent land within 120 m, in particular the Silver Creek and the associated woodland, designated as *Key Features* of the Greenbelt Plan Protected Countryside.

The objectives of the Scoped Subwatershed Study will include ensuring the protection of natural heritage features and hydrological functions and will involve detailed study to determine the limits of development, confirm the extent of the Regional Natural Heritage System, and make preliminary stormwater management recommendations.

The Scoped Subwatershed Study is proposed to be conducted in 4 phases, including Phase 1: Background and Characterization, Phase 2: Impact Assessment, Phase 3: Management Plan and Phase 4: Implementation Plan and Secondary Plan Policies.

The Town in conjunction with SGL and Wood have begun the Phase 1 work on the Scoped Subwatershed Study.

COMMENTS:

On October 20, 2020, the first project kick-off meeting was held. This meeting included the Consultant, relevant Town Departments and external agencies including Credit Valley Conservation (CVC) and the Region of Halton.

In advance of the kick-off meeting, a Consultation Plan was prepared which identified the goals and objectives of community engagement and the preferred engagement methods throughout the project. This plan was shared with attendees of the meeting for comments and feedback.

After the kick-off meeting, the Consultant began work on the Background Study that was to be completed as part of Phase 1 of the project. This included securing the necessary mapping data from various agencies, conducting field work, and reviewing relevant Provincial, Regional and Local policies, as well as a review of CVC policies and guidelines.

In March 2021, the Consultant submitted the draft Background studies which were reviewed by Town Staff as well as members of the Technical Advisory Committee (TAC,

which is comprised of Town, Region of Halton and CVC Staff as well as representatives from the School Boards) and the Steering Committee (SC which is comprised of the Mayor and 3 Councilors, as well as 2 members of the public and the landowner). All comments received will be considered in the preparation of the final Background Report which is scheduled to be completed in April 2021.

Due to the Covid-19 pandemic, the first round of public engagement will be completed primarily through the Town's Let's Talk Halton Hills Public Engagement Platform. A pre-recorded presentation will be prepared and uploaded onto the site during the week of April 12, so that members of the public can watch at their leisure. There will also be a survey seeking public input and feedback. While the presentation and survey are to be uploaded onto Let's Talk Halton Hills, the final Background Report will also be made available for public consumption.

The Southeast Georgetown Secondary Plan will be a highly consultative process that is guided by advisory committees and community engagement and will follow the Town's Public Engagement Charter.

RELATIONSHIP TO STRATEGIC PLAN:

This report directly aligns with the following values in the Strategic Plan 2019-2022 including:

Foster a Healthy Community

To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.

Preserve, Protect and Enhance our Environment

To preserve, protect and enhance our natural environment for the health benefits and enjoyment it provides to present and future generations.

Preserve, Protect & Promote our Distinctive History

To preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

Achieve Sustainable Growth

To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

The report is also closely linked with a number of Focus Areas/Priorities including Shaping Growth.

FINANCIAL IMPACT:

There is no financial impact as a result of this report.

CONSULTATION:

Town staff will continue to consult with staff from various departments including Transportation, Development Engineering, and Recreation and Parks as well as staff from the Region of Halton, Credit Valley Conservation and School Boards as part of the Technical Advisory Committee.

PUBLIC ENGAGEMENT:

A Consultation Strategy has been prepared for the project which identifies objectives, key stakeholders and consultation activities for all phases of the project. The public will have the opportunity to familiarize themselves with the project through the Town's website and Let's Talk Halton Hills page, as well as engage in the initial survey and review the pre-recorded presentation. All public engagement will be managed in accordance with the Town's Public Engagement Charter. There will also be many opportunities for the public to take part in Open Houses and public meetings throughout the project phases.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the Economic Prosperity, Environmental, Social Well-Being, and Cultural pillars of Sustainability and in summary, the alignment of this report with the Community Sustainability Strategy is: Excellent.

COMMUNICATIONS:

N/A

CONCLUSION:

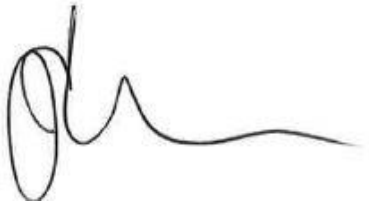
The Southeast Georgetown Secondary Plan is now well underway. As we look to finalize the initial Phase of the project, culminating in a background paper summarizing various policies that will affect the future development of the subject lands, that information will dovetail into Phase 2, the Land Use Alternatives and Assessment stage. Town staff along with the consulting team are working diligently to ensure that the Secondary Plan Project conforms with updated Provincial, Regional and local policies

while actively consulting with Council, interested members of the public, and area landowners.

Reviewed and Approved by,

A handwritten signature in cursive script that reads "Bronwyn Parker".

Bronwyn Parker, Director of Planning Policy

A handwritten signature in cursive script, appearing to be "John Linhardt".

John Linhardt, Commissioner of Planning and Development

A handwritten signature in cursive script, appearing to be "Chris Mills".

Chris Mills, Acting Chief Administrative Officer