



## REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Damian Szybalski, Manager of Sustainability

**DATE:** May 22, 2014

**REPORT NO.:** PDS-2014-0038

**RE:** Green Development Standards Study – OPA No. 19  
Statutory Public Meeting Report  
File No. D08-GR OPA No. 19

### **RECOMMENDATION:**

THAT Report PDS-2014-0038, dated May 22, 2014, regarding the Statutory Public Meeting for a proposed Official Plan Amendment pertaining to the Green Development Standards Study be received;

AND FURTHER THAT all comments received from agencies and the public be referred to staff for a further report regarding a final recommendation on the draft Official Plan Amendment.

### **PURPOSE OF REPORT:**

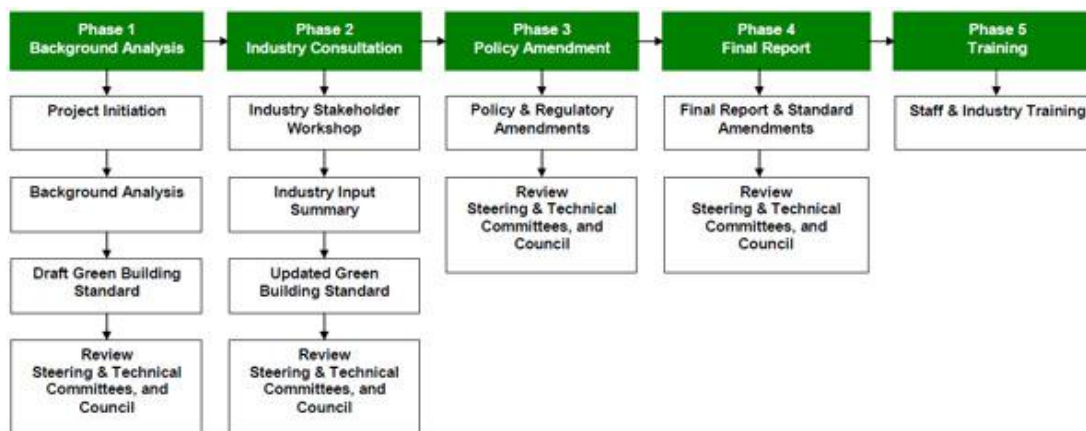
The purpose of this report is to present a draft Official Plan Amendment pertaining to the Green Development Standards Study to Council and the public as part of a statutory public meeting.

### **BACKGROUND:**

Through the recommendations of Report No. PDS-2014-0022 (dated March 26, 2014), on April 28, 2014, Council approved a final set of Green Development Standards that emerged from the Green Development Standards Study. Through the same report, Council authorized Town staff to hold a statutory public meeting on June 9, 2014 to obtain public comments on the draft Official Plan Amendment.

The Green Development Standards Study was completed in five phases (Figure 1). Highly flexible, the Standards are anticipated to make an appreciable difference in the quality of new development, enabling the Town to maximize development's many positive attributes while minimizing its potentially negative impacts.

**Figure 1: Project Phases, Green Building Standard Study**



As part of Phase 5, Town staff and industry workshops were successfully held in May 2014.

In the course of preparing the Green Development Standards, Council considered several reports:

- PDS-2014-0022: <http://haltonhills.ca/calendars/2014/PDS-2014-0022.pdf>
- PDS-2012-0023: [www.haltonhills.ca/calendars/2012/PDS-2012-0023.pdf](http://www.haltonhills.ca/calendars/2012/PDS-2012-0023.pdf)
- PDS-2012-0045: [www.haltonhills.ca/calendars/2012/PDS-2012-0045.pdf](http://www.haltonhills.ca/calendars/2012/PDS-2012-0045.pdf)
- PDS-2012-0063: [www.haltonhills.ca/calendars/2012/PDS-2012-0063.pdf](http://www.haltonhills.ca/calendars/2012/PDS-2012-0063.pdf)

A significant amount of industry engagement occurred throughout the project, using a variety of methods.

## **COMMENTS:**

### **1. Draft Official Plan Amendment**

A draft Official Plan Amendment (attached as Appendix 1) has been prepared to enhance the Town's existing Official Plan policies which pre-date the Green Development Standards Study. The Amendment is intended to:

- Clearly articulate the Town's expectations with respect to sustainable development; and
- Integrate the Green Development Standards into the planning process.

To accomplish the above, amendments to the following Official Plan sections are recommended:

- Community Vision (Section A1)
- Goals and Strategic Objectives (Section A2)
- Environmental Management Policies (Part C)
- Site Plan Control (Section G8)
- Pre-Consultation and Complete Application Requirements (Section G12)

## **2. Agency and Industry Circulation**

The draft Amendment has been circulated to applicable agencies (e.g. Region of Halton, Credit Valley Conservation Authority, utilities, neighboring municipalities, etc.). All comments received by the June 16, 2014 deadline will be addressed as part of the final recommendation report to Council on the amendment.

## **3. Public Comments and Next Steps**

The draft Amendment has been available to the public on the Town's website since May 15, 2014, and prior to that via Report No. PDS-2014-0022. Background information on the Green Development Standards Study has been available throughout the project's duration.

The public will have the opportunity to provide oral comments on the proposed amendment at the June 9, 2014 statutory public meeting in accordance with the *Planning Act*. The deadline for written comment on the amendments is June 16, 2014.

After the statutory public meeting, Town staff will prepare a follow-up report to Council which responds to all comments received on the draft amendment, and will prepare a final recommended amendment.

Notice of the statutory public meeting was advertised on May 15, 2014 and May 29, 2014 in the Independent & Free Press. Notice was also posted on the Town website, mentioned via Social Media, and forwarded to applicable agencies, and the Building Industry and Land Development Association (BILD).

## **RELATIONSHIP TO STRATEGIC PLAN:**

Sustainability is one of ten Council priorities identified in the Strategic Plan. Hence, the Green Development Standards will enable the Town to fulfill its sustainability objectives, and directly support numerous Strategic Objectives and Strategic Actions, including:

- A.6: To develop innovative programs and partnerships related to sustainable design and energy efficiency.

- B.5: To conserve energy through community design, land use planning, transportation planning, and the design/retrofitting of public and private buildings.
- G.5: To ensure that new growth contributes in a positive manner to the Town's short and long term economic and fiscal viability and sustainability.

### **FINANCIAL IMPACT:**

There is no direct financial impact associated with this report at this time.

### **COMMUNICATIONS IMPACT:**

Notice of the statutory public meeting was advertised on May 15, 2014 and May 29, 2014 in the Independent & Free Press. Notice was also posted on the Town website, mentioned via Social Media, and forwarded to applicable agencies, and the Building Industry and Land Development Association (BILD).

### **SUSTAINABILITY IMPLICATIONS:**

By requiring more sustainable and efficient approaches to new development, the Green Development Standards support: (i) healthy and diverse environment; (ii) responsive and effective government; and (iii) resilient economy. The Standards also advance the Vision of the Community Sustainability Strategy as well as numerous themes, including Green Economy, Land Use, Infrastructure, Energy, Natural Heritage, Natural Resources, Water, Air Quality & Greenhouse Gas Emissions, Consumption & Waste Generation, and Biodiversity. There are also linkages to the "Preparing for change in our climate" report prepared by the Town Environmental Advisory Committee.

The new Standards also support several Green Plan recommendations, including #17, 25 and 26 which pertain to sustainable development practices, energy efficiency, and engagement of the development and building industry.

Lastly, the Standards' objectives align with those being considered for the Vision Georgetown Secondary Plan, as well as complement the Town's own commitment to more efficient development, as demonstrated by Council's approval of a Corporate Sustainable Building Policy for municipal facilities.

### **CONSULTATION:**

Significant stakeholder consultation, including with the development industry, has occurred during the course of the Green Development Standards Study. In addition, the project's Steering and Technical committees have been engaged throughout the project's duration.

**CONCLUSION:**

For the purpose of the June 9, 2014 statutory public meeting, this report presented a draft Official Plan Amendment pertaining to the Green Development Standard Study. The deadline for written comments on the draft amendment is June 16, 2014.

Town staff will prepare a follow-up report to Council which responds to all comments received on the draft amendment, and a final Official Plan Amendment will be prepared for Council's consideration.

Respectfully submitted,

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Damian Szybalski, M.Sc.PI, MCIP, RPP  
Manager of Sustainability

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John Linhardt, M.PI., MCIP, RPP  
Director of Planning, Development  
and Sustainability

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David Smith  
Chief Administrative Officer

**APPENDIX 1 to Report No. PDS-2014-0038  
- Draft Official Plan Amendment No. 19-**



**BY-LAW NO. 2014-**

A By-law to adopt Amendment No. 19 to the Official Plan of the  
Town of Halton Hills  
Green Development Standards

WHEREAS the Council of the Corporation of the Town of Halton Hills, is empowered to enact this By-law by virtue of the provisions of the Planning Act, 1990, R.S.O., c. P 13, as amended;

AND WHEREAS the regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

AND WHEREAS on Date, Council for the Town of Halton Hills approved/adopted Report No. Report Number, dated Date of Report, in which certain recommendations were made relating to the Halton Hills Green Development Standards Study.

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Amendment No. 19 to the Official Plan of the Town of Halton Hills, being the attached text and schedules is hereby adopted;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this      day of  
, 2014.

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MAYOR – Rick Bonnette

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TOWN CLERK – Suzanne Jones

AMENDMENT NO. 19  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF HALTON HILLS

Town of Halton Hills  
Green Development Standards Study and Policies

DRAFT

AMENDMENT NO. 19

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 19 to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES - does not constitute part of the Amendment, but is included for information purposes only.

DRAFT



AMENDMENT NO. 19 TO THE OFFICIAL PLAN  
OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 19 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2014-\_\_\_\_\_ in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

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MAYOR – R. Bonnette

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CLERK – S. Jones

## Part A – The Preamble

### 1. Purpose of the Amendment

The purpose of this Amendment is to implement the recommendations resulting from the Town of Halton Hills Green Development Standards Study. The Amendment facilitates the implementation of sustainable development practices through enhanced performance related to energy conservation, water conservation, air quality, waste management, transportation, community design, natural environment, innovation and communication. It also advances relevant goals of the Halton Hills Integrated Community Sustainability Strategy, Imagine Halton Hills. The Amendment makes amendments to sections "A1 The Community Vision"; "A2 Goals and Strategic Objectives"; "Part C – Environmental Management Policies"; "G8 Site Plan Control", and "G12 – Pre-Consultation and Complete Application Requirements".

### 2. Location

Amendment No. 19 applies Town-wide.

The intent is for Green Development Standards to be considered as part of the comprehensive Vision Georgetown planning process.

### 3. Basis of the Amendment

Buildings are major users of energy and natural resources. They generate waste, air pollution, greenhouse gas emissions, and impact the health and productivity of residents, workers and visitors.

Recognizing this, in 2010, Town of Halton Hills Council approved a 'first-generation' Green Development Evaluation Checklist. This award-winning Checklist has been applied to new major ground-related residential projects. Proponents were required to review and complete the Checklist, and demonstrate compliance to the fullest extent feasible based on best industry practices. The Town's conditions for water servicing allocation were amended to require compliance with the Green Development Evaluation Checklist.

Building on the Green Development Evaluation Checklist, the Green Development Standards Study and the associated Official Plan Amendment No. 19 respond to the following:

- Limitation of the existing Green Development Evaluation Checklist, specifically:
  - Application only to new major ground-related residential projects.
  - Focus on the function of individual dwellings rather than on broader community design.
  - Compliance verification limitations.
- Need to clearly articulate the Town's expectations with respect to sustainable development as an outcome of the Green Development Standards Study, and integrate the same into the planning process;
- Need for a more comprehensive set of sustainable high-performance development criteria that fully address the objectives of the Halton Hills Official Plan;
- Need to incorporate relevant amendments made by Bill 51 (Planning and Conservation Land Statute Law Amendment Act) to the *Planning Act*, specifically changes to Site Plan Control provisions which now give the Town of Halton Hills

the ability to address certain additional matters relating to sustainable design.

To reflect recommendations of the Green Development Standards Study and meet objectives of the Halton Hills Official Plan, Amendment No. 19 makes changes to:

- o Community Vision (Section A1)
- o Goals and Strategic Objectives (Section A2)
- o Environmental Management Policies (Part C)
- o Site Plan Control (Section G8)
- o Pre-Consultation and Complete Application Requirements (Section G12)

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## Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 19 to the Official Plan for the Town of Halton Hills.

### Details of the Amendment

The Official Plan of the Town of Halton Hills is hereby amended as follows:

1. That Section A1 be amended by adding the following at the end of the current Section A1:

"The Town is taking numerous steps towards achieving a sustainable community through a variety of successful initiatives and sustainable development is an important component of that. Sustainable development is often defined as development meeting the needs of the present without compromising the ability of future generations to meet their own needs. The benefits of sustainable development are a reduction in the environmental footprint through a variety of measures that include improving water, energy and land consumption, reducing construction waste and contaminants, and improving air quality and the natural environment. As part of achieving a sustainable community there has been recognition of the need for sustainable building and development practices to use fewer resources during the construction process, and to reduce the greenhouse gas emissions and long term operating costs of buildings."

2. That a new section A2.11 be added as follows:

#### **"A2.11 Sustainable Community Development**

##### A2.11.1 Goal

To promote community development in a manner that is sustainable for present and future generations.

##### A2.11.2 Strategic Objectives

- a) To develop an energy efficient mix of land uses in urban areas to create vibrant, complete and healthy communities.
- b) To reduce consumption of energy, water, land and other non-renewable resources.
- c) To promote sustainable site and building design and construction techniques in new development that reduce energy and water consumption, improve air and water quality, encourage alternative modes of transportation, provides for enhanced natural environment conditions, and improve waste management.
- d) To promote a total and per capita reduction in energy and water consumption in all sectors by encouraging retrofitting of existing buildings and facilities."

3. That a new Section C1.s) be added as follows:

"s) Identify means for ensuring that new development is built in a more sustainable manner, including the implementation of green development standards."

4. That a new Section C18 be added as follows:

**\*C18 GREEN DEVELOPMENT**

To ensure that the goals and strategic objectives of this Plan to facilitate sustainable development practices are addressed through development applications, all development applications in the Town shall promote the following goals through use of technologies, innovations, features, landscaping, site plans, subdivision plans and any other means available to the developer:

- Energy conservation;
- Water conservation;
- Air quality;
- Waste management; and
- Transportation and/or Community Design.

**C18.1**

A development application will be deemed to have met the above goals if it meets the requirements of the Green Development Standards adopted by Council, from time to time, to provide detailed direction for the implementation of this policy.

5. That Section G8 be amended by adding the following at the end of the first paragraph:

"Prior to the consideration of an application for Site Plan Control approval, Council shall be satisfied that the proposal conforms to Section 41(4) of the Planning Act, as amended."

6. That a new Section G12.3.o) be added as follows:

\*o) Green Development Standards Checklist. The intent is to demonstrate that the development meets the goals of the Official Plan to provide for sustainable building and development and to be consistent with Section C18 of this Plan."

PART C  
THE APPENDICES

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**Table 1: Green Development Standards Study – Reports to Council**

Report	Title
PDS-2011-0057	Green Building Standard Study - Terms of Reference <a href="http://haltonhills.ca/calendars/2011/PDS-2011-0057.pdf">http://haltonhills.ca/calendars/2011/PDS-2011-0057.pdf</a>
PDS-2012-0023	Draft Background Discussion Paper and Standard <a href="http://haltonhills.ca/calendars/2012/PDS-2012-0023.pdf">http://haltonhills.ca/calendars/2012/PDS-2012-0023.pdf</a>
PDS-2012-0045	Industry Feedback & Updated Green Building Standard <a href="http://haltonhills.ca/calendars/2012/PDS-2012-0045.pdf">http://haltonhills.ca/calendars/2012/PDS-2012-0045.pdf</a>
PDS-2012-0063	Proposed Policy and Regulatory Framework (Implementation Strategy) <a href="http://haltonhills.ca/calendars/2012/PDS-2012-0063.pdf">http://haltonhills.ca/calendars/2012/PDS-2012-0063.pdf</a>
PDS-2014-0022	Final Green Development Standards Study <a href="http://haltonhills.ca/calendars/2014/PDS-2014-0022.pdf">http://haltonhills.ca/calendars/2014/PDS-2014-0022.pdf</a>

**Table 2: Green Development Standards Study – Supporting Documents**

Title	Date
Draft Background Discussion Paper <a href="http://haltonhills.ca/initiatives/pdf/greenplan/Discussion_Paper_Apps_draft_02-28-2012.pdf">http://haltonhills.ca/initiatives/pdf/greenplan/Discussion_Paper_Apps_draft_02-28-2012.pdf</a>	February 2012
Background Discussion Paper <a href="http://haltonhills.ca/initiatives/pdf/greenplan/DiscussionPaperJune2012.pdf">http://haltonhills.ca/initiatives/pdf/greenplan/DiscussionPaperJune2012.pdf</a>	June 2012
Implementation Strategy <a href="http://haltonhills.ca/initiatives/pdf/greenplan/HGBSImplementationStrategy082012.pdf">http://haltonhills.ca/initiatives/pdf/greenplan/HGBSImplementationStrategy082012.pdf</a>	August 2012
Final Green Development Standards <a href="http://haltonhills.ca/calendars/2014/Green%20Development%20Standards%20Study.pdf">http://haltonhills.ca/calendars/2014/Green%20Development%20Standards%20Study.pdf</a>	March 2014
Draft Official Plan Amendment No. 19 <a href="http://haltonhills.ca/initiatives/GreenBuildingStudy.php">http://haltonhills.ca/initiatives/GreenBuildingStudy.php</a>	May 15, 2014