



* Denotes Change From Council Agenda

MINUTES

COUNCIL MEETING

MONDAY, JULY 10, 2017

The Town of Halton Hills Council met this 10th day of July, 2017, in the Council Chambers, Halton Hills Civic Centre, commencing at 3:00 p.m., with Mayor R. Bonnette in the Chair, and continued in Council Chambers at 4:20 p.m.

MEMBERS PRESENT: Mayor R. Bonnette, Councillors M. Albano, T. Brown, J. Fogal, J. Hurst, B. Inglis, M. Johnson, D. Kentner, A. Lawlor, B. Lewis, C. Somerville

STAFF PRESENT: (Open Session) Jane Diamanti, Commissioner of Corporate Services; C. Mills, Commissioner of Transportation and Public Works; M. Leighton, Manager of Accounting and Treasurer; D. Kudo, Director of Engineering; S. Hamilton, Manager of Facilities; A. Farr, Manager of Development Review; H. Olivieri, Deputy Fire Chief; M. Van Ravens, Manager of Transportation & Development; W. O'Donnell, Manager of Finance; A. Fuller, Manager of Corporate Communications; D. Szybalski, Economic Development & Corporate Policy Advisor; S. Burke, Manager of Planning Policy; D. Penrice, Economic Development Officer; D. Ridgway, Transportation Planner; J. Jelsma, Engineering Development Coordinator; J. Markowiak, Senior Planner – Development Review; T. Boutassis, Planner – Development Review; A. Prueter, Financial Analyst; E. van Ravens, Tax Analyst; V. Petryniak, Licensing & Business Relations; S. Jones, Clerk and Director of Legislative Services

STAFF PRESENT: (Closed Session) Jane Diamanti, Commissioner of Corporate Services; C. Mills, Commissioner of Transportation and Public Works; M. Leighton, Manager of Accounting and Treasurer; D. Kudo, Director of Engineering; S. Hamilton, Manager of Facilities; A. Farr, Manager of Development Review; H. Olivieri, Deputy Fire Chief; A. Fuller, Manager of Corporate Communications; E. van Ravens, Tax Analyst (present for Item 2A); W. O'Donnell, Manager of Finance (present for Item 2A); S. Jones, Clerk and Director of Legislative Services

1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 3:00 p.m. in the Council Chambers.

2. CLOSED SESSION/CONFIDENTIAL REPORTS AND MEMORANDUMS FROM OFFICIALS

Resolution No. 2017-0128

Moved by: Councillor D. Kentner
Seconded by: Councillor B. Lewis

THAT the Council of the Town of Halton Hills meet in closed session in order to address the following matters:

- A. CORPORATE SERVICES, REPORT NO. FIN-2017-0029 dated June 28, 2017 regarding personal matters about an identifiable individual, including municipal or local board employees (Annualized Tax Adjustments)

- B. VERBAL UPDATE FROM C. MILLS, COMMISSIONER OF TRANSPORTATION AND PUBLIC WORKS, AND S. JONES, CLERKS AND DIRECTOR OF LEGISLATIVE SERVICES regarding potential litigation and advice that is solicitor/client privilege (Neighbourhood Matter)

CARRIED

Council convened into Closed Session at 3:04 p.m.

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 4:05 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2017-0129

Moved by: Councillor D. Kentner
Seconded by: Councillor B. Lewis

That the Council of the Town of Halton Hills reconvene this meeting in open session.

CARRIED

5. NATIONAL ANTHEM

Mayor Bonnette noted an addition to the agenda:

11.2 Presentation by J. Markowiak, Senior Planner – Development Review regarding Amico Development (refer to Item No. 11.3C of these minutes)

6. ANNOUNCEMENTS

A. Halton Hills Bike Challenge

Councillor J. Fogal announced that to date 134,000 kilometres of the Bike Challenge has been completed which takes us to a third of the way across Canada. There are 1,585 participants registered in the challenge to date.

7. EMERGENCY BUSINESS MATTERS

NIL

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

The Mayor called upon Members of Council to declare any pecuniary interest they might have on the agenda this date.

A. Councillor J. Fogal declared a pecuniary interest with respect to Item No. 2A (Confidential Corporate Services Report No. FIN-2017-0029 regarding personal matters about an identifiable individual, including municipal or local board employees (Annualized Tax Adjustments) of these Minutes, as some of the properties listed in the report are owned by family members. Councillor Fogal was absent during discussion on this matter and did not partake in voting on this matter.

B. Councillor B. Inglis declared a pecuniary interest with respect to Item 14.B (Minutes of the Site Alteration Committee meeting held on June 14, 2017) of these minutes as he owns property adjacent to a property outlined in the minutes. He did not partake in any discussion or voting on this matter.

9. COUNCIL DELEGATIONS/PRESENTATIONS

NIL

10. REPORTS AND RECOMMENDATIONS FORWARDED FROM THE PREVIOUS GENERAL COMMITTEE MEETING OF JUNE 19, 2017.

NIL

10.1 Resolution prepared to adopt the Minutes of the previous meeting of Council;

Resolution No. 2017-0130

Moved by: Councillor C. Somerville

Seconded by: Councillor J. Hurst

THAT the following minutes are hereby approved:

- A. Minutes of the Council Meeting held on June 19, 2017.
- B. Public Meeting Minutes (2017-0003) dated June 19, 2017 (340 Main Street North, Acton)
- C. Minutes of the Council Workshop held on June 19, 2017.
- D. Minutes of the Confidential Minutes of the Council Meeting held on June 19, 2017.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2017-0131

Moved by: Councillor C. Somerville

Seconded by: Councillor B. Lewis

THAT Council do now convene into General Committee.

CARRIED

Councillor A. Lawlor assumed the role of Presiding Officer.

11.1 Public Meetings / Hearings

4:25 PM Public Meeting Proposed Development Charges By-law &
Background Study

(PowerPoint on file in the Clerks Office)

(Public Meeting Minutes attached as Appendix A to these Minutes)

11.2 Delegations/Presentations regarding items in General Committee

- A. Matthew Jackson, Manager of Municipal Affairs and Jeremy Getson, Manager of Construction and Growth from Union Gas Ltd. Presentation to General Committee regarding Natural Gas Application for Limehouse.

(Refer to Item No. 11.3B of these Minutes, Report No. FIN-2017-0028)

(PowerPoint on file in the Clerks Office)

M. Jackson gave a presentation to the Committee regarding the extension of natural gas services to Limehouse and Ballinafad through Ontario's Natural Gas Grant Program. Ontario is helping to expand access to natural gas across the province with \$100 million in funding available for community expansion and economic development opportunities. Union Gas will submit an application on behalf of The Town of Halton Hills to the Ontario Energy Board for approval. The Town would be required to make a financial contribution towards project costs and commit to work with Union Gas to identify favourable running lines to ensure minimized capital costs.

- B. Jeff Markowiak, Senior Planner- Development Review Presentation to General Committee regarding Amico Development.

(Refer to Item No. 11.3C of these Minutes, Report No. P&I-2017-0084)

J. Markowiak gave a presentation to the Committee explaining Amico's development proposal for the Memorial Arena lands. He explained the process to date and outlined the changes to the application to allow a 6 storey condo for buildings 1 and 2 (previously approved as 5 storey); and a 5 storey building for building 3 (maximum permitted is 4 storey). Most of the concerns heard at the two public consultations related to buildings 2 and 3. Amico would like to obtain approvals now for Building 1 and then work with the Town and residents to re-evaluate the development concept for the rest of the site.

- C. John Hennessy, Resident of Mill Street Presentation to General Committee regarding Height of Proposed Buildings (Amico Development)

(Refer to Item No. 11.3C of these Minutes, Report No. P&I-2017-0084)

John Hennessy was not present.

- D. Natalie Smurthwaite, Friends of Mill & Dayfoot Presentation to General Committee regarding Construction and Development in the Mill and Dayfoot Area (Amico Development).

(Refer to Item No. 11.3C of these Minutes, Report No. P&I-2017-0084)

N. Smurthwaite spoke to the Committee stating she supported the Phase I building plan, however she doesn't feel the Town is doing right by the residents and further that the Town has not listened to the residents. She hopes the Town looks at all future impacts when planning Phases 2 and 3.

11.3 Municipal Officers Reports and Memorandums Considered by General Committee

* Denotes Change From Municipal Officers Report Recommendation

- A. CORPORATE SERVICES, REPORT NO. FIN-2017-0027 dated June 23, 2017 regarding Development Charges Background Study and By-law.

REPORT DEFERRED

- B. CORPORATE SERVICES, REPORT NO. FIN-2017-0028 dated June 19, 2017 regarding Natural Gas Grant Program.

Recommendation No. GC-2017-0044

THAT Report No. FIN-2017-0028 dated June 19, 2017 regarding the Natural Gas Grant Program be received;

AND FURTHER THAT Council formally supports an application submitted by a natural gas distributor or supplier to the Government of Ontario, for a grant from the provincial Natural Gas Grant Program, to expand the natural gas system to service the area outlined in Appendix "A" and Appendix "B";

AND FURTHER THAT Council supports the Town entering into a Municipal Capital Facilities Agreement with a natural gas distributor or supplier to the Government of Ontario, pursuant to section 110 of the *Municipal Act, 2001*, as amended, that would allow for the exemption of taxes levied for municipal and school purposes for a period of 10 years, on the new natural gas infrastructure as per the natural gas grant program requirements, subject to the satisfaction of the Town solicitor and also authorize the Mayor and Clerk to execute;

AND FURTHER THAT a copy of this resolution be forwarded along with the application to Ontario's Natural Gas Grant Program.

CARRIED

- C. PLANNING & SUSTAINABILITY, P&I-2017-0084 dated June 21, 2017 regarding Proposed Zoning By-law amendment to permit the development of the first phase (Building 1) of a proposed comprehensive development of three multi-storey residential buildings on the subject lands. Amico Properties, Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown)

Recommendation No. GC-2017-0045

THAT Report No. P&I-2017-0084, dated June 21, 2017, with respect to the "Proposed Zoning By-law amendment to permit the development of the first phase (Building 1) of a proposed comprehensive development of three multi-storey residential buildings on the subject lands, File No(s). D09OPA16.001 & D14ZBA16.013, submitted by Amico Properties, for the lands legally known as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton, municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown), be received;

AND FURTHER THAT the Zoning By-law Amendment, to amend Town of Halton Hills Zoning By-law 2010-0050, as amended by By-law 2015-0026, for the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown), as generally shown in SCHEDULE 4 – ZONING BY-LAW AMENDMENT, be approved;

AND FURTHER THAT Town Council require the Owner to enter into an Agreement under Section 37 of the *Planning Act*, satisfactory to the Commissioner of Planning and Sustainability, and that such agreement be registered on title to the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown), in accordance with details set out in the Zoning By-law, as generally shown in SCHEDULE 4, to secure the following matters:

- i) The Owner shall provide one or the other of the following public benefits, as chosen by the Town in its sole discretion:
 - a) Complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, which could include sidewalk improvements on the east side of Mill Street and associated road restoration between the intersections of Guelph Street & Mill Street and Dayfoot Drive & Mill Street, as identified by the Town and agreed to by the Owner, to the satisfaction of Town administration. Timing for construction for the right-of-way improvements will be secured in a Development Agreement which shall be registered on title to the lands prior to the lifting of the Holding (H18) Provision;
 - or –
 - b) Make a cash contribution of \$200,000, payable prior to the lifting of the Holding (H18) Provision, which contribution shall be allocated by and expended by the Town to complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, adjacent to the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street, as identified by the Town.

AND FURTHER THAT Town Council agrees to utilize its Height and Bonusing Provision powers under the approved and in force Official Plan, and therefore, agree that a site specific Official Plan Amendment is no longer necessary to approve the Zoning By-law Amendment, as generally shown in SCHEDULE 4;

AND FURTHER THAT in consideration of Council's removal of the Holding (H18) Provision in the Amending By-law, the Owner shall, in addition to the existing conditions for removal, satisfy the Town with respect to the following matters prior to the removal of the Holding (H18) Provision:

- i) Execution of an agreement under Section 37 of the Planning Act providing for the public benefits referenced in Schedule 4 of the Zoning By-law Amendment, as generally shown in SCHEDULE 4.
- ii) Approval by Town Administration of a Construction Management Plan.

RECORDED VOTE:

In Favour: Mayor Bonnette; Councillors A. Lawlor, J. Fogal, B. Inglis, D. Kentner, B. Lewis, C. Somerville, T. Brown, M. Albano

Opposed: Councillors J. Hurst, M. Johnson

CARRIED

- D. CORPORATE SERVICES, REPORT NO. FIN-2017-0022 dated June 13, 2017 regarding 2016 Financial Statements, Financial Information Return and Audit Findings Report.

Recommendation No. GC-2017-0046

THAT Report No, FIN-2017-0022 dated June 13, 2017 regarding 2016 Financial Statements, Financial Information Return and Audit Findings Report be received;

AND FURTHER THAT the 2016 audited draft Financial Statements and Financial Information Return, be approved as presented;

AND FURTHER THAT the confidential Audit Findings Report by KPMG be received for information.

CARRIED

- E. OFFICE OF THE CAO, REPORT NO. ADMIN-2017-0026 dated June 29, 2017 regarding Conduction of the 2018 Municipal Election.

Recommendation No. GC-2017-0047

THAT Report No. ADMIN-2017-0026 dated June 29, 2017, regarding the Conduction of the 2018 Municipal Election be received;

AND FURTHER THAT vote tabulation equipment be utilized to conduct the 2018 Municipal Election as approved by Council through report No. ADMIN-2016-0049, dated November 14, 2016 regarding Revisions to the Municipal Elections Act;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a single source purchase order to Dominion Voting Systems, 215 Spadina Avenue, Suite 200, Toronto ON M5T 2C7, for the upset limit of \$79,373 (plus applicable taxes) for the rental of vote tabulation equipment and for the purchase of various election supplies including ballots, ballot boxes, and tabulator memory cards;

AND FURTHER THAT the Mayor and Clerk be authorized to execute the required agreement.

CARRIED

- F. PLANNING & SUSTAINABILITY, P&I-2017-0004 dated June 14, 2017 regarding Removal of the Holding (H) Provision for Phases 5 & Lifting of Reserves for Phase 4 in the HHVHI 16 lands, Part of Lots 11 & 12, Concession 10, Town of Halton Hills.

Recommendation No. GC-2017-0048

THAT Report No. P&I-2017-0004, dated June 14, 2017, with respect to the Application for Removal of the Holding (H1) Provision file D14ZBA16.006H – HHVHI 16 Phase 5 and the Lifting of Reserves file L04 HA – HHVHI 16 Phase 4, be received;

AND FURTHER THAT the request to lift the Holding (H1) Provision from Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands legally described as, Part of Lots 11 & 12, Concession 10, Town of Halton Hills (Esquensing) in Georgetown South, be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H) Provision, as shown in APPENDIX 2 – PROPOSED ZONING BY-LAW.

AND FURTHER THAT staff be authorized to bring forward the appropriate By-law to dedicate the 0.3m (1 ft) reserves described as Blocks 145 to 151 inclusive, Plan 20M-1128 (Phase 4), as parts of the public highway system.

CARRIED

- G. PLANNING & SUSTAINABILITY, P&I-2017-0038 dated June 30, 2017 regarding Response to January 24, 2017 Delegations to Report No. P&I-2017-0012 Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams (Eden Oak Creditview Heights Inc.)

Recommendation No. GC-2017-0049

THAT Report No. P&I-2017-0038 dated June 30, 2017 regarding, “Response to January 24, 2017 delegations re: report PI-2017-0012 Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams, be received for information.

CARRIED

11.4 Adjourn back into Council

Recommendation No. GC-2017-0050

THAT General Committee do now reconvene into Council.

CARRIED

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

A. Resolution No. 2017-0132

Moved by: Councillor C. Somerville

Seconded by: Councillor B. Lewis

THAT the following recommendations from the July 10, 2017 General Committee Meeting are hereby adopted:

GC-2017-0044, GC-2017-0045

GC-2017-0046, GC-2017-0047

GC-2017-0048, GC-2017-0049

CARRIED

13. REPORTS OF THE STANDING COMMITTEES (ADOPTION/RECEIPT OF MINUTES & RECOMMENDATIONS)

Resolution No. 2017-0133

Moved by: Councillor M. Albano

Seconded by: Councillor M. Johnson

THAT the following items are hereby approved:

- A. Report of the Community Affairs Committee Meeting held on July 4, 2017.
- B. Report of the Corporate Affairs Committee Meeting held on July 4, 2017.
- C. Confidential Minutes of the Community Affairs Committee Meeting held on July 4, 2017.
- D. Confidential Minutes of the Corporate Affairs Committee Meeting held on July 4, 2017.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2017-0134

Moved by: Councillor T. Brown

Seconded by: Councillor M. Johnson

THAT the following minutes are hereby received for information:

- A. Minutes of the Halton Hills Public Library Board meeting held on May 10, 2017.
- B. Minutes of the Site Alteration Committee meeting held on June 14, 2017.
- C. Minutes of the Site Alteration Committee meeting held on June 26, 2017.
- D. Confidential Minutes of the Site Alteration Committee meeting held on June 26, 2017.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

NIL

16. ADVANCE NOTICE OF MOTION

NIL

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2017-0135

Moved by: Councillor M. Albano

Seconded by: Councillor T. Brown

THAT the General Information Package dated July 10, 2017 be received.

CARRIED

18. CLOSED MEETING

The following items pertain to Item #2 of these minutes.

2A

CORPORATE SERVICES, REPORT NO. FIN-2017-0029 dated June 28, 2017 regarding personal matters about an identifiable individual, including municipal or local board employees (Annualized Tax Adjustments)

Resolution No. 2017-0136

Moved by: Councillor M. Johnson
Seconded by: Councillor J. Hurst

THAT Report No. FIN-2017-0029 dated June 28, 2017 regarding personal matters about an identifiable individual, including municipal or local board employees (Annualized Tax Adjustments) **be deferred to a September, 2017 meeting of Council.**

CARRIED AS DEFERRED

19. CONSIDERATION OF BY-LAWS

Resolution No. 2017-0137

Moved by: Councillor J. Hurst
Seconded by: Councillor J. Fogal

THAT the following Bills are hereby passed by Council;

AND THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto.

2017-0042 A By-law to repeal Interim Control By-law 2016-0009, as amended which controlled the erection of, and additions resulting in, any large scale single-detached dwellings within defined areas of the Town of Halton Hills.

2017-0043 A By-law to Remove the Holding (H) Provision from Zoning By-law 2010-0050, as amended, for the lands described as; Part of Lots 11 & 12, Concession 10, Town of Halton Hills(Esquesing) Georgetown South.

2017-0044 A By-law to Amend Zoning By-law 2010-0050, as amended, for the lands described as Part of West Half Lot 18, Concession 8, Town of Halton Hills, Regional Municipality of Halton – 3 Halton Hills Drive and 11421-11431 Trafalgar Road, Georgetown.

2017-0045 A By-law to amend Zoning By-law 2010-0050, as amended by By-law 2015-0026, for the lands described as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills.

2017-0046 A By-law to adopt the proceedings of the Council meeting held on the 10th day of July 2017.

CARRIED

20. ADJOURNMENT

Resolution No. 2017-0138

Moved by: Councillor T. Brown

Seconded by: Councillor M. Albano

That this meeting do now adjourn at 7:35 p.m.

CARRIED

Rick Bonnette

MAYOR

Suzanne Jones

CLERK

APPENDIX A



PUBLIC MEETING-2017-0004

Development Charges By-law & Background Study

Minutes of the Public Meeting held on Monday, July 10, 2017 at 4:25 p.m., in the Council Chambers, Town of Halton Hills Civic Centre, 1 Halton Hills Drive, Halton Hills.

Councillor A. Lawlor chaired the meeting.

Councillor A. Lawlor advised the following:

Tonight, Council is holding a public meeting under Section 12 of the *Development Charges Act, 1997, as amended*. The purpose of the meeting is to give the public an opportunity to ask questions, provide comments, and make representations on the 2017 Development Charges Background Study. This study calculates new development charges for the Town of Halton Hills services.

TOWN'S OPPORTUNITY

The Chair called upon the Town's consultant, Andrew Grunda of Watson & Associates Economists Ltd. to do a brief presentation of the findings of the study.

A. Grunda addressed Council and explained the public meeting was to provide a review of the Development Charges (D.C.) proposal and to receive public input on the proposed policies and charges. He described the study process and methodology behind development charges, as well as the sources that were reviewed to prepare a growth forecast for both 10 and 14 year periods. As the municipality continues to grow so does the increased need for services such as transit, parking, fire, transportation and stormwater management. He then explained the proposed policies for the Development Charges By-law and the next steps that will take place before the By-law is passed by Council.

(PowerPoint on file in the Clerk's Office)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons in attendance that had questions, required further clarification or information or wished to present their views on the 2017 Development Charges Background Study.

The following persons came forward:

Craig Ferguson, City of Toronto representing the Southwest Georgetown Landowners Group.

C. Ferguson addressed Council, indicating he was representing the Southwest Georgetown Landowners Group. He indicated the methodology was reasonable, but rather than take up Council's time, he would prepare a letter to the Town outlining the concerns his group has.

Clare Riepma, Riepma Consultants Inc.

C. Riepma addressed Council indicating he was representing the new storage facility located at 11394 Highway #7. They are concerned that Phase I of the storage facility was constructed as "industrial" with the development charges approx. \$18/m². The draft policy would now classify storage as "non-industrial" which will result in a huge increase of development charges to approx. \$56/m². He believes there is no justification to this change and provided Council with a written letter outlining his concerns.

A. Grunda responded to C. Riepma and will respond to him in writing outlining the reasoning behind this change.

(C. Riepma's letter on file in the Clerk's office)

CONCLUSION OF MEETING

The Chair stated that having heard all of the comments, this public meeting is now closed. Council would urge the public to submit their comments in writing prior to August 9, 2017. Council consideration of the development charge by-law is scheduled to occur on August 28, 2017.

The meeting adjourned at 4:55 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK