



REPORT

REPORT TO: Mayor R. Bonnette and Members of Council

REPORT FROM: John Linhardt, Manager of Planning Policy

DATE: March 15, 2010

REPORT NO.: PDS-2010-0035

RE: File D08/Official Plan Review - Growth Plan Conformity (Urban Matters – 2031 Population and Employment Targets, Settlement Area Expansions and other Complementary Matters)

RECOMMENDATION:

THAT Report No. PDS-2010-0035 dated March 15, 2010 regarding File D08/Official Plan Review – Growth Plan Conformity (Urban Matters – 2031 Population and Employment Targets, Settlement Area Expansions and other Complementary Matters) be received;

AND FURTHER THAT in accordance with Section 17 of the *Planning Act*, a Public Open House and a Statutory Public Meeting be held on April 29, 2010 and May 11, 2010 respectively on the Draft Official Plan Amendment provided under separate cover that addresses Growth Plan Conformity (Urban Matters – 2031 Population and Employment Targets, Settlement Area Expansions and other Complementary Matters);

AND FURTHER THAT all agency and public comments received as part of the public process be referred back to staff for a further report at the June 14, 2010, Council meeting regarding the disposition of this matter;

AND FURTHER THAT a copy of this report be forwarded to the Ministry of Energy and Infrastructure as a further update on the Town's efforts to achieve Growth Plan conformity in accordance with the June 16, 2010 Provincial deadline as well as to the Region of Halton, being the approval authority for the Town's Official Plan.

BACKGROUND:

Context

The Town has a statutory obligation pursuant to Provincial legislation to bring its Official Plan into conformity with Provincial Plans including the Growth Plan for the Greater Golden Horseshoe. Through Report No. PDS-2010-0012, staff laid out a process for further updates to the approved Halton Hills Official Plan. In light of tight Provincial timelines, the status of various Town initiated studies and taking into account that the Town's Official Plan is relatively new, staff was of the view that an appropriate course of action to achieve Growth Plan conformity as well as conformity to ROPA No. 38 entailed the preparation of separate Official Plan Amendments. Three types of Amendments were identified as referenced below:

- **Category 1 (Growth Plan Conformity Amendments)¹**
 - The GO Station Secondary Plan (deals with land use policies around a major Transit Station Area as per the Provincial Growth Plan);
 - An Official Plan Amendment implementing the Town's Intensification Opportunities Study/Strategy including minimum targets to be achieved within the built boundary, mapping of intensification areas, and delineation of the built boundary;
 - An amendment implementing the preferred Sustainable Halton Growth Option as set out in ROPA No. 38 in the local context including the 2031 planning horizon, population and employment targets, and minimum density targets for Designated Greenfield Areas, and the designation of the Future Residential/Mixed Use and Future Employment Areas² (Southwest Georgetown, Southeast Georgetown, Stewarttown and the expansion of the 401/407 Employment Corridor) and any preliminary policy direction appropriate for the parent Official Plan prior to Secondary Plan preparation along with other complementary matters.

- **Category 2 (Amendments Arising From Town Initiated Studies)**
 - An amendment that updates the Community Improvement Plan policies in support of the Community Improvement Strategy and Plan;
 - An amendment implementing the Acton Downtown Land Use Study;
 - An amendment implementing the School Site Land Use Planning Study;
 - If necessary, an amendment related to the Retail Market Demand Study update.

¹ These amendments also address the urban growth components of ROPA No. 38.

² The Natural Heritage System within the urban expansion areas would also be shown as a separate designation.

- **Category 3 (Amendments Arising From ROPA No. 38 – Rural and Environmental Policy Matters)**
 - An amendment(s) addressing matters that primarily pertain to the Rural System, specifically Rural Settlement Areas, the Natural Heritage System (NHS), Mineral Aggregate Resources and Agricultural matters.

Given that the deadline to achieve conformity to the Provincial Growth Plan is June 16, 2010, as part of Report No. PDS-2010-0012, staff recommended that Category 1 Official Plan Amendments, along with the completion of the Community Improvement Plan be the key priorities in the first half of 2010. As of the writing of this report, both the GO Station/Mill Street Corridor Secondary Plan and the Intensification Opportunities Study Official Plan Amendment have been presented to the public through Open Houses and Statutory Public Meetings with final recommendation reports pending.

Report Purpose

The purpose of this report is twofold:

- to introduce the third Category 1 Amendment, being an amendment implementing the preferred Sustainable Halton Growth Option as set out in ROPA No. 38 in the local context including the 2031 planning horizon, population and employment targets, and minimum density targets for Designated Greenfield Areas, and the designation of the Future Residential/Mixed Use and Future Employment Areas (Southwest Georgetown, Southeast Georgetown, Stewarttown and the expansion of the 401/407 Employment Corridor) and any preliminary policy direction appropriate for the parent Official Plan prior to Secondary Plan preparation;
- to seek authorization to hold a Public Open House and a Statutory Public Meeting on April 29, 2010 and May 11, 2010 respectively on the draft Official Plan Amendment.

COMMENTS:

Draft Official Plan Amendment

The Draft Official Plan Amendment proposes the following essential revisions to the Official Plan necessary to achieve conformity to the Growth Plan and ROPA No. 38:

- the deletion and replacement of the current 2021 planning horizon with a new 2031 planning horizon;
- the identification of a 2031 total population of 94,000 people and a total employment of 43,000 jobs;
- the expansion of the Georgetown Urban Area to include Southwest Georgetown bounded by Trafalgar Road, Fifteen Side Road, Eighth Line (Main Street) and 10 Side Road; Southeast Georgetown bounded by the Tenth Line, 10 Side Road

and the Hamlet of Norval and the existing Hamlet of Stewarttown along with adjacent lands bounded by the CN Railway line and the Protected Countryside Area of the Greenbelt Plan;

- the expansion of the 401/407 Employment Corridor by 340 gross hectares north of Steeles Avenue;
- the integration of the existing Rural (Mansewood) Industrial Area into the Urban Area as a General Employment Area;
- the inclusion of a minimum Designated Greenfield Area density target of 39 residents and jobs per gross hectare, which is a blended figure that includes both Georgetown and the 401-407 Employment Corridor;
- updates to the housing unit mix;
- the inclusion of general policy direction for the Future Residential/Mixed Use Area and the Future Employment Area including the establishment of the local phasing of development as part of future Secondary Plan exercises to the 2031 planning horizon;
- the inclusion of additional policy direction regarding employment land conversions;
- the identification of Future Strategic Employment Areas (FSEA) and accompanying policies;
- the inclusion of additional direction on phasing policies as per ROPA No. 38; and,
- the inclusion of additional policy direction regarding the preparation of Secondary Plans as per ROPA No. 38.

Where appropriate, other minor revisions pertaining to the Urban Land Use policies have also been included. Schedule One attached to this report contains a complete listing of all of the Sections of the Official Plan that are proposed to be revised by this particular Amendment.

Next Steps

The next steps in the processing of this Official Plan Amendment would be:

- circulation to the Region of Halton, the agencies, adjacent municipalities, Heritage Halton Hills, TEAC, the Acton and Georgetown Business Improvement Areas, and the Chamber of Commerce;
- holding of a Public Open House and a Statutory Public Meeting on April 29, 2010 and May 11, 2010 respectively.

Through this report, and in consideration of the Growth Plan conformity deadline of June 16, 2010, staff is also suggesting that a final report addressing agency and public comments be scheduled for the June 14, 2010, Council meeting.

RELATIONSHIP TO STRATEGIC PLAN:

The Strategic Plan sets out a broad vision for the community contained in eight strategic directions. This report relates extensively to the following Strategic Directions:

- Foster A Healthy Community
- Preserve, Protect and Enhance our Environment
- Foster a Prosperous Economy
- Preserve, Protect and Promote our Distinctive History
- Preserve, Protect and Enhance our Countryside
- Achieve Sustainable Growth
- Provide Sustainable Infrastructure & Services
- Provide Responsive, Effective Municipal Government

FINANCIAL IMPACT:

There is no immediate financial impact associated with this report.

COMMUNICATIONS IMPACT:

It is recommended that a copy of this report be posted on the Town's website and be forwarded to the Ministry of Energy and Infrastructure and the Region of Halton.

Notice of the Public Open House and the statutory public meeting will be provided in accordance with the requirements of the *Planning Act*.

ENVIRONMENTAL IMPACT:

There will be both direct and indirect environmental benefits realized through Growth Plan implementation such as more compact development patterns and improved live work relationships.

CONSULTATION:

The approach and timelines set out in this report for achieving Provincial Plan conformity have been previously discussed with the Senior Management Group.

CONCLUSION:

This report has:

- introduced a further draft Official Plan Amendment that is intended to address Growth Plan and ROPA No. 38 conformity as it relates Urban Matters (2031 Population and Employment Targets, Settlement Area Expansions and other Complementary Matters) as part of the review of the Town's Official Plan;

- set out suggested dates of April 29, 2010 and May 11, 2010 for a Public Open House and a Statutory Public Meeting on the draft Official Plan Amendment in accordance with the provisions of the *Planning Act*.

Based on the foregoing, the report recommends that the Town proceed to engage the agencies and the public on the draft Official Plan Amendment. In addition, it is recommended that this report be forwarded to the Ministry of Energy and Infrastructure as a further update on the Town's efforts to achieve Growth Plan conformity in accordance with the Provincial deadline as well as to the approval authority, being the Region of Halton.

Respectfully submitted,

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Dennis Y. Perlin
Chief Administrative Officer

HHOP Section Requiring Amendment	Proposed Amendments
Introduction	<ul style="list-style-type: none"> ▪ Add new planning matters of provincial interest from Section 2 of the amended Planning Act; ▪ Add description of Growth Plan and 2007 Town Strategic Plan exercise; ▪ Revise planning horizon to 2031.
Structure of the Plan	<ul style="list-style-type: none"> ▪ Amended to delete, add and re-number schedules as noted below.
A1 The Community Vision	<ul style="list-style-type: none"> ▪ Revise planning horizon to 2031; ▪ Revise community vision based on Strategic Plan to 2031 objective of "moderate growth to 2031 in keeping with the Town's urban and rural character"; ▪ Add description of Sustainable Halton exercise and the Preferred Growth Option to 2031; ▪ Add new sub-section A1A and a table with the 2031 population and employment targets for the Town.
A3.1.1 Greenlands System	<ul style="list-style-type: none"> ▪ Add Regional Natural Heritage System (single-tier Greenlands) for 2031 urban expansion area.
A3.2.3 Employment Area	<ul style="list-style-type: none"> ▪ Add former Mansewood Rural Industrial Area as a "General Employment Area" within the Urban Area of the Town.
A3.3.7 Rural Industrial Area	<ul style="list-style-type: none"> ▪ Remove section for Mansewood Rural Industrial Area.
B1 Greenlands System	<ul style="list-style-type: none"> ▪ Add Regional Natural Heritage System (single-tier Greenlands) for 2031 urban expansion area to description of Greenlands System.
D1.3.1.3 Complementary Uses (Low Density Residential Area)	<ul style="list-style-type: none"> ▪ Amend to reflect ROPA 38 Sections 86(10) and 86(22), with respect to "as of right" permissions for accessory units and special needs housing.
D1.3.1.6 Accessory Apartments	
D1.3.1.8 Special Needs Housing	
D1.4.7 Housing Mix	<ul style="list-style-type: none"> ▪ Amend to specify Town-wide housing mix to 2031, and Town-wide housing mix for new development over the planning period 2006 to 2031.
D1.6.8 Residential Special Policy Area 8	<ul style="list-style-type: none"> ▪ Add new section to establish lower hamlet density for the Low Density

HHOP Section Requiring Amendment	Proposed Amendments
D3.1 Objectives (Employment Areas)	Residential Area within the former Hamlet of Stewarttown.
D2.2 Location (Community Areas)	<ul style="list-style-type: none"> ▪ Add ROPA 38 77.4(5) ▪ Housekeeping change to reflect 7 designations within the Community Area, and list the Civic Centre Area designation.
D2.5.2.4.3 Development and Redevelopment Policies (Secondary Commercial Sub-Area; Community Node) D2.5.2.5.3 Development and Redevelopment Policies (Mixed Use Sub-Area; Community Node)	<ul style="list-style-type: none"> ▪ Housekeeping amendments to introduce a policy to permit Council to waive the requirement for a Comprehensive Development Plan, based upon established criteria.
D3.1 Objectives (Employment Areas)	<ul style="list-style-type: none"> ▪ Amend to introduce an objective to promote intensification in employment areas, as per ROPA 38 Section 77.4(5).
D3.2 Location (Employment Areas)	<ul style="list-style-type: none"> ▪ Amend to add reference to Mansewood Employment Area.
D3.3 Supply of Land	<ul style="list-style-type: none"> ▪ Amend to add ROPA 38 Section 77.4 criteria in which to consider an employment land conversion (i.e. factors to be addressed by a municipal comprehensive review).
D3.4.1.2 Location (General Employment Area)	<ul style="list-style-type: none"> ▪ Add reference to Mansewood General Employment Area.
D6 Designated Greenfield Areas D6.1 General Policies D6.2 Development Density D6.3 Future Residential/Mixed Use Area D6.4 Future Employment Area	<ul style="list-style-type: none"> ▪ Add New Section to: <ol style="list-style-type: none"> a) describe location of Designated Greenfield Area; b) specify minimum development density for DGA from ROPA No. 38; c) outline objectives and preliminary policies for the Future Residential/Mixed Use Area of Georgetown; d) outline objectives and preliminary policies for the Future Employment Area of the 401/407 Corridor; e) reference ROPA 38 Regional Natural Heritage System policies applicable to the single-tier Greenlands designation; and, f) establish Stewarttown expansion area as a Special Character Area.

HHOP Section Requiring Amendment	Proposed Amendments
D7 Future Strategic Employment Areas	<ul style="list-style-type: none"> ▪ Add New Section to identify and provide policies for the Future Strategic Employment Areas identified in ROPA No. 38, Section 139.
E3 Hamlet Area	<ul style="list-style-type: none"> ▪ Remove references to Stewarttown in all sections, as it becomes a Special Character Area within Georgetown.
E3.3.2 Hamlet Area Expansions	<ul style="list-style-type: none"> ▪ Revise to reflect policy pertaining to Glen Williams and Norval only, and remove references to Stewarttown.
E3.4.1 Hamlet Residential Area	<ul style="list-style-type: none"> ▪ Amend to delete section regarding Stewarttown commercial uses that is redundant.
E4.4.4 The Hornby Rural Cluster	<ul style="list-style-type: none"> ▪ Delete entire section, as Hornby has been added to urban area.
E4.6.2 Special Policy Area 2 (Rural Cluster Area)	<ul style="list-style-type: none"> ▪ Delete and move to Section 6.4 - Future Employment Area.
F10 Development Phasing Strategies F10.1 Objectives F10.4 General Phasing Policies	<ul style="list-style-type: none"> ▪ Amend to refer to "Intensification Areas" in the Objectives section; ▪ Add New Section on general phasing as per ROPA No. 38, including: participation in the Joint Infrastructure Staging Plan, and the requirement for a subsequent Regional Official Plan phasing amendment to establish development phasing to the 2031 planning horizon.
G2.3 Growth Management	<ul style="list-style-type: none"> ▪ Amend to describe completed Sustainable Halton exercise and Preferred Growth Option to 2031 for Halton Hills, and delete reference to pending Sustainable Halton exercise; ▪ Delete reference to Stewarttown hamlet expansion and Hornby review policies;
G3.1 Secondary Plans and More Detailed Plans	<ul style="list-style-type: none"> ▪ Amend to add the following under matters to be addressed in preparation of a Secondary Plan, as per ROPA 38: <ul style="list-style-type: none"> - housing and affordable housing targets; - land use patterns that promote transit-supportive, walkable communities; - location, type and density of residential and employment lands that contribute to healthy communities; - land use compatibility in accordance with Regional and MOE guidelines; - development density to monitor achievement of overall development density target.

HHOP Section Requiring Amendment	Proposed Amendments
<p>G3.1 Secondary Plans and More Detailed Plans</p>	<ul style="list-style-type: none"> ▪ Amend to add studies to be completed for Secondary Plan as per ROPA No. 38: <ul style="list-style-type: none"> - Air Quality Assessment based on Regional guidelines, - Community Infrastructure Plan based on Regional guidelines, - Agricultural Impact Assessment based on Regional guidelines.
<p>G4.3.1 Bonusing Triggers (Height and Density Bonusing)</p>	<ul style="list-style-type: none"> ▪ Amend to add "affordable housing" under the criteria for bonusing, based upon Regional input.
<p>G13.7 Definitions</p>	<ul style="list-style-type: none"> ▪ Amend to add definitions for Active Transportation, Complete Communities, Development Density, Employment Areas, and Municipal Comprehensive Review; ▪ Amend definition for Special Needs Housing as per ROPA No. 38.
<p>Schedule A1 Land Use Plan</p>	<ul style="list-style-type: none"> ▪ Add 2031 Urban Expansion Areas from ROPA 38 to Georgetown Urban Area and 401/407 Employment Area; ▪ Add 2031 urban boundaries from ROPA 38; ▪ Show former Rural Industrial Area as "General Employment Area".
<p>Schedule A2 Greenbelt Plan</p>	<ul style="list-style-type: none"> ▪ Add 2031 Urban Expansion Areas from ROPA 38 to Georgetown Urban Area and 401/407 Employment Area.
<p>Schedule A3 Georgetown Land Use</p>	<ul style="list-style-type: none"> ▪ Add Stewarttown and revise applicable land use designations; ▪ Add 2031 urban expansion area designated "Future Residential/Mixed Use Area"; ▪ Add 2031 urban boundaries from ROPA 38; ▪ Add Regional Natural Heritage System as single-tier Greenlands; ▪ Add Special Policy Area 7 boundary and label to former Stewarttown Hamlet Area.
<p>Schedule A8 401/407 Employment Area</p>	<ul style="list-style-type: none"> ▪ Add 2031 urban expansion area designated "Future Employment Area"; ▪ Add 2031 urban boundaries and Regional Natural Heritage System as single-tier Greenlands; ▪ Add remainder of Homby Rural Cluster to Urban Area, reflective of its Greenlands designation.

HHOP Section Requiring Amendment	Proposed Amendments
Schedule A9 Stewarttown	<ul style="list-style-type: none"> ▪ Remove redundant schedule
Schedule A10 Ashgrove	<ul style="list-style-type: none"> ▪ Revise Ashgrove boundary to remove area added to Georgetown Urban Area.
Schedule A17 Future Strategic Employment Areas	<ul style="list-style-type: none"> ▪ Add New Schedule to identify Future Strategic Employment Areas as per ROPA No. 38.
Schedule B1 Functional Plan of Major Transportation Facilities	<ul style="list-style-type: none"> ▪ Amend Urban Areas shown to reflect urban expansions.
Schedule B2 Right of Way Classifications	<ul style="list-style-type: none"> ▪ Amend Urban Areas shown to reflect urban expansions.