



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Rob Stribbell, Senior Policy Planner

DATE: February 14, 2020

REPORT NO.: PD-2020-0017

RE: Vision Georgetown Secondary Plan – Draft Regional Notice of Decision

RECOMMENDATION:

THAT Report PD-2020-0017 dated February 14, 2020 regarding the Region of Halton's proposed modifications to the Vision Georgetown Secondary Plan Official Plan Amendment No. 32 (OPA 32) be received;

AND FURTHER THAT the proposed modifications set out in the Region of Halton's post circulation letter dated December 20, 2019 and attached as Appendix #1 to this report be endorsed;

AND FURTHER THAT the Region of Halton be requested to modify the cost sharing policy contained in H6.23.2 f) of the Vision Georgetown Secondary Plan as set out in this report;

AND FURTHER THAT the Region of Halton be requested to modify the Vision Georgetown Secondary Plan to include a definition of Net Residential Hectare as set out in this report;

AND FURTHER THAT the Town Clerk forward a copy of this report to the Director of Planning Services and Chief Planning Official at the Region of Halton for review and consideration as part of the Region's final disposition of the Secondary Plan.

BACKGROUND:

On July 9, 2018, Town Council adopted the Vision Georgetown Secondary Plan - Official Plan Amendment No. 32 (OPA 32). As is required by the Planning Act, the Secondary Plan and Notice of Record were forwarded to the Region of Halton on July 19, 2018. Since that time, the Town has updated certain studies (e.g. Transportation, Area Servicing Plan, and Stormwater Management) to meet Regional or Conservation Authority requirements as appropriate. The Town has also completed a more detailed

study for Tributary 'C' in the eastern portion of the concession block near the Eighth Line.

On January 16, 2020 Town staff received a letter from the Region of Halton dated December 20, 2019 which advised that they had finalized their review and released the draft notice of decision as it pertains to the Vision Georgetown Secondary Plan (attached as Appendix #1 to this report). In total ninety-six (96) modifications have been proposed by the Region many of which are minor in nature. Prior to the Region's Chief Planning Official issuing a Final Notice of Decision, Council must indicate whether or not the proposed modifications are supported. To that end, the purpose of this report is to provide recommendations on the disposition of the proposed modifications.

COMMENTS:

Meridian Planning has prepared a Memorandum on behalf of the Town commenting on the Regional modifications, which is attached as Appendix #2 to this report. The modifications address a variety of issues, some of which are outlined below.

1. Phasing

As set out in Report No. PD-2020-0011, the Region has allocated 3,000 SDE to the Town to be utilized in the Vision Georgetown Secondary Plan lands. In consideration of the foregoing, Schedule H6-1 (Community Structure) is proposed to be modified by the Region with the addition of two phases of development. Phase 1 applies to the area between the major north-south collector and the Eighth Line with Phase 2 applying to the lands to the west of the major north-south collector and Trafalgar Road. In addition, the modification indicates that the progression of development shall generally proceed in a south to north direction from 10 Side Road to 15 Side Road.

2. Natural Heritage System

The Region of Halton has proposed modifications to components of the Natural Heritage System, which include: the Black Locust Woodland Special Study Area, the Block C to D enhancement area, buffers and the Block 'B' potential watercourse relocation.

- **Black Locust Woodland**

The Subwatershed Study contained recommendations regarding the protection and enhancement of the broader Block B significant woodland associated with the Silver Creek tributary valley. The broader significant woodland includes a black locust woodland community which is considered to be an invasive species. As approved by Council in 2017, the Subwatershed Study recommended that 2.47 ha of the black locust woodland be removed in conjunction with planting of native species elsewhere along Block D to enhance and provide ecological benefits to the NHS. Those recommendations were integrated into the Secondary Plan.

As part of the modifications, the Region has proposed a Special Study Area designation for the black locust woodland. The Special Study Area designation policies acknowledge that the black locust is an invasive species. However, any final decision regarding its removal is contingent upon the outcome of the current Regional Official Plan review process that will assess and update the policies and definitions for Woodlands and Significant Woodlands and the completion of a detailed Environmental Implementation Report.

- **Block C to D Enhancement Area**

As identified in the Subwatershed Study, there is a linkage and enhancement area which is intended to connect Blocks C and D located in the northern part of the Vision Georgetown lands and allow them to function as a single block in the future. The Region requested that the spatial extent of the Block C-D Linkage/Enhancement Area to be increased in size to mirror ROPA 38. In order to resolve this issue the Town and Regional ecologists met and were able to agree upon a mutually acceptable boundary.

- **Buffers**

The Vision Georgetown Secondary Plan was premised on a variable buffer approach with the expectation that final buffer widths would range from 10 to 25 metres depending on the sensitivity of the key features to be protected, impacts from the adjacent land use and enhancement and mitigation opportunities, such as fencing and vegetative plantings.

By way of contrast, the Region had been requesting that 30m buffers around all key features be incorporated into the Secondary Plan policies and mapping with any refinements being made at the EIR/development stage.

In order to resolve this issue, precise buffer widths were not incorporated into the Region's modifications. Instead, the proposed modifications stipulate that the final buffer widths will be variable and determined through an EIR when more detailed information is available regarding adjacent land uses and related impacts.

- **Block B Potential Watercourse Relocation**

As adopted, the Secondary Plan included a policy that committed the Town to undertake additional analysis for the potential to realign Tributary C1-C3 provided the connection to the Eighth Line culvert is maintained and to examine the width or location of the associated ecological linkage. The Town retained Wood and Palmer to undertake the necessary study and through their investigations, it was concluded that the watercourse could be relocated to wrap around the Block B

significant woodland. The alignment and width of the NHS corridor will be subject to further study at the EIR stage.

3. Other Modifications

In addition to modifications required by the Region, two further modifications to the Secondary Plan are proposed as outlined below.

- **Cost Sharing**

On July 6, 2018 a submission was filed on behalf of 823 Trafalgar DG Farms Inc. (Hodero) requesting alternative wording for Section H6.23.2 d) which deals with cost sharing. A significant amount of Hodero's land is set aside for public uses within the Community Core, including the Town Square Park, portions of the proposed Community Park and portions of the proposed Halton District School Board Secondary School site. On October 2, 2019, Hodero representatives advised that they have not yet been permitted to join the Southwest Georgetown Landowners group. To that end, Hodero has requested that the Town once again consider making revisions to Section H6.23.2 d) in accordance with their earlier submission.

Recognizing that the provision of infrastructure and community facilities is fundamental to the creation of a complete community, private agreements between landowners that address the cost distribution of the same is considered appropriate. As such, Town Staff in conjunction with Meridian have suggested changes to policy H6.23.2 d) that clearly stipulate that prior to development occurring private agreements between the land owners have been entered into and that, where appropriate, the land required for such facilities may be considered as part of the cost of development. A memo prepared by the consultant explaining this change is attached as Appendix #3 to this report.

- **Definition of Net Residential Hectare**

Staff is proposing an additional minor modification as it pertains to the definition of Net Residential Hectare. This term is defined in the Halton Hills Official Plan for development occurring by i) plans of subdivision involving public roads and ii) site plans that typically relate to blocks/condominium developments.

For administrative ease, it is recommended that the term be incorporated into the Secondary Plan. In addition, to allow net density for grade related housing with individual lot frontage on a public street to be efficiently calculated, it is recommended that local roads not be included in the definition. The revised definition, showing the deleted words with ~~strikethrough~~ for context would read as follows:

Means for detached, semi-detached, duplex, street townhouses and other dwelling types with individual frontages on a public street, the area of land measured in hectares for residential dwelling units and consist of only the residential lots and blocks. ~~and local roads on which the lots and blocks front.~~

No changes are necessary for the definition of net density as it relates to block/condominium developments.

As such, this modification would read as follows:

H6.23.6 Net Residential Hectare

Means for detached, semi-detached, duplex, street townhouses and other dwelling types with individual frontages on a public street, the area of land measured in hectares for residential dwelling units and consist of only the residential lots and blocks.

Means for cluster or group housing and apartment blocks, the area of land measured in hectares for residential units, private internal roads and parking, landscaped areas, and other associated amenities.

Next Steps

As previously noted, the release of the Region's final Notice of Decision is contingent on Council's endorsement of the modifications in Appendix #1. In addition, the Region requires the preparation of a Subwatershed Study Addendum acceptable to Halton Region as per Section 116.1 of the Regional Official Plan. The Addendum, which is intended to address outstanding comments from the Region and Conservation Halton, is largely a desktop exercise. Wood and Palmer Environmental are currently working on updating the Subwatershed Study and expect it to be completed in short order. Once completed, a copy will be sent to the Region.

RELATIONSHIP TO STRATEGIC PLAN:

The Town of Halton Hills Strategic Plan sets out a broad vision for the community contained in nine strategic directions as follows:

- A. Foster a Healthy Community
- B. Preserve, Protect and Enhance Our Environment
- C. Foster a Prosperous Economy
- D. Preserve, Protect and Promote Our Distinctive History
- E. Preserve, Protect and Enhance Our Countryside
- F. Protect and Enhance Our Agriculture
- G. Achieve Sustainable Growth
- H. Provide Sustainable Infrastructure & Services
- I. Provide Responsive, Effective Municipal Government

FINANCIAL IMPACT:

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

CONSULTATION:

Town staff from other relevant departments as well Meridian Planning and the Town Solicitor have been consulted in the preparation of this report. Interested landowners within the Secondary Plan area have also been advised that the Region has released their draft decision with modifications.

PUBLIC ENGAGEMENT:

No public engagement was completed in preparation of this report.

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 Cultural Vibrancy, Economic Prosperity and Environmental Health pillars of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is excellent.

COMMUNICATIONS:

A copy of this the report will be forwarded to the Region of Halton.

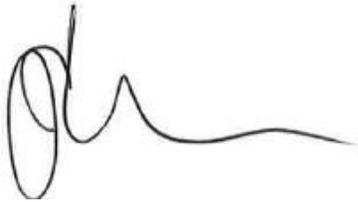
CONCLUSION:

This report has provided recommendations on the modifications to the Vision Georgetown Secondary Plan proposed by Halton Region. Many of the modifications are of a technical or housekeeping nature. The key modifications focus on components of the NHS and development phasing. On balance, the proposed modifications do not result in any substantive changes to the Guiding Principles, Community Structure, the land use plan, land budget and housing mix and the transportation network contained in the Secondary Plan. Given the foregoing, it is our view that the overall intent of the Secondary Plan has been maintained and on this basis the modifications are recommended for approval.

Reviewed and Approved by,



Bronwyn Parker, Director of Planning Policy



John Linhardt, Commissioner of Planning and Development



Brent Marshall, Chief Administrative Officer