

Secondary Plan Conformity to the Provincial Policy Statement, Growth Plan and Regional Official Plan

The Provincial Policy Statement (2014):

The Provincial Policy Statements (2014) provides policy direction on matters of provincial interest related to land use planning and development. It includes a number of policies to facilitate the development of healthy, liveable and safe communities which align with the Vision Georgetown Secondary Plan, including:

- Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term
- Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs
- Avoiding development and land use patterns which may cause environmental or public health and safety concerns
- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs
- Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society
- Ensuring that necessary *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* are or will be available to meet current and projected needs
- Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Planning staff is of the opinion that the Vision Georgetown Secondary Plan achieves conformity with the 2014 Provincial Policy Statement.

Table 1- Other Relevant Policies in the PPS (2014)

Provincial Policy Statement (2014)	Relevant Policy	Vision Georgetown Secondary Plan Policies
Section 1.1.3. Settlement Areas	New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.	The Vision Georgetown Secondary Plan area is adjacent to the existing built-up area of Georgetown. Policies in the Secondary Plan encourage a well-balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses to allow for the efficient use of land.

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<p>Section 1.4.3 Housing</p>	<p>Municipalities should provide an appropriate range and mix of housing types to meet the projected requirements of current and future residents. Development of new houses shall be directed towards locations where appropriate infrastructure and public service facilities are or will be available. Municipalities should promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.</p>	<p>The Secondary plan emphasizes the need to provide a range and mix of housing that is available to all ages, abilities, incomes and household sizes. It also incorporates policies to encourage active transportation as a viable means of both recreation and transportation and to provide the required infrastructure for future public transit.</p>
<p>Section 1.5 Public Spaces, Recreation, Parks, Trails and Open Space</p>	<p>Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interactions and facilitate active transportation and community connectivity. Provide access to natural settings for recreation including conservation reserves, public spaces, trails and linkages.</p>	<p>The Secondary Plan Policies highlight the need to coordinate and appropriately deliver, where possible, social and community services to meet the needs of the population, including co-location or clustering of facilities in strategic locations to facilitate maximum access by residents and visitors. In addition, there are policies in the Plan that promote the use of the natural heritage system and open space areas to accommodate a number of passive recreational uses and most notably, a trail system that will link all elements of the Vision Georgetown together.</p>
<p>Section 1.6.7 Transportation System</p>	<p>Transportation systems should be safe, energy efficient and facilitate the movement of people and goods, and are appropriate to address projected needs. As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and expanded when possible. Promote land use pattern, density and mix uses that minimize the length and number of vehicle trips and support current and future use of transit an active transportation.</p>	<p>The Vision Georgetown Secondary Plan promotes policies to establish a transportation system that safely and efficiently accommodates different forms of travel (including automobiles, walking, and cycling) and plans for future public transit. Efficient land use pattern and design also aim to encourage active transportation in the community.</p>
<p>Section 1.8 Energy Conservation, Air Quality and Climate Change</p>	<p>Planning authorities shall supports energy conservation and efficiency, reduce greenhouse gas emission and climate change adaptation through land use development patterns including promoting a compact and structure of nodes and corridor, promote the use of active transportation, improve the mix of employment and housing uses to shorten commute journeys</p>	<p>The Plan supports policies that promote sustainable development practices and encourage innovation, in order to maximize resource and energy conservation. It encourages the application of low impact development, alternative energy sources and energy conservation, water conservation, approximate targets for an urban forest canopy and, the restoration, linkage and enhancement of natural features where appropriate.</p>

	and decrease transportation congestion and promote design and orientation which maximizes energy efficiency and conservation.	
Section 2.1 Natural Heritage	Natural features and areas shall be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved.	It is the intent of this Secondary Plan that the features and functions of the Natural Heritage System be protected and enhanced over time, while providing opportunities for passive recreation and nature appreciation. The Secondary Plan includes policies on the Natural Heritage System in accordance with the Subwatershed Study prepared for Vision Georgetown.
Section 2.2. Water	Planning authorities shall protect, improve or restore the quality and quantity of water by using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development.	The Secondary Plan establishes the Environmental Implementation Reports (EIR) requirements in order to ensure that specific development applications incorporate and follow management strategy recommendations contained within the Subwatershed Study. Studies must demonstrate or confirm that enhancement areas, restoration opportunities, replacement features, linkages and buffer treatments meet subwatershed objectives and recommendations.
Section 2.6 Cultural Heritage and Archaeology	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	It is an objective of the Town to conserve significant cultural heritage resources in the Vision Georgetown Secondary Plan Area and to ensure that all new development and any site alteration conserves significant cultural heritage resources. Cultural Heritage shall be maintained and integrated into new development, where appropriate and feasible.

Growth Plan for the Greater Golden Horseshoe, 2017:

The Growth Plan (the Plan) is the long term plan that works in conjunction to the Greenbelt Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Plan to manage growth in the Greater Toronto Area. The Plan aims to assist municipalities in building complete communities, curb sprawl and protect cultural and natural resources. All planning decisions made after July 1, 2017 must conform to the 2017 Growth Plan.

Chapter 2 of the Plan articulates policies on how and where to grow. Specifically, in relation to development of Designated Greenfield Areas, the Growth Plan indicates that municipalities are required to build more compact communities to reduce the rate at which land is consumed. The Plan requires that municipalities plan new development taking place in Designated Greenfield Areas in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. Thus, the Plan encourages compact built form to ensure the viability of transit, connect people to homes, jobs and other aspects of daily living for people of all ages, and meet climate change mitigation and adaptation objectives.

Planning staff is of the opinion that the Vision Georgetown Secondary Plan achieves conformity with the 2017 Growth Plan. Other policies of the Growth Plan that guided the development of the Vision Georgetown Secondary Plan are listed on the table below.

Table 2- Relevant Policies in the 2017 Growth Plan

2017 Growth Plan	Relevant Policy	Vision Georgetown Secondary Plan Policies
<p>Section 2.2.1.4 Complete Communities</p>	<p>Contains policies related to complete communities including:</p> <ul style="list-style-type: none"> • Featuring a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities • Providing a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes • Expanding convenient access to a range of transportation options, including options for the safe, comfortable and convenient use of active transportation; public service facilities, collocated and integrated in community hubs; an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and healthy, local, and affordable food options, including through urban agriculture • Ensuring the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards • Integrating green infrastructure and low impact development. 	<p>The Vision Georgetown Secondary Plan is consistent with these policies through:</p> <ul style="list-style-type: none"> • the provision of a range and mix of housing, commercial areas (i.e. local stores), and public service facilities (library/community centre, schools, parks); • transit-supportive and transit-ready development patterns, supported by detailed urban design policies and guidelines; • an active transportation, open space, and trail network; • opportunities for co-location in community hubs and community gardens; and, • policies and Sustainable Design Guidelines on green infrastructure and low impact development.
<p>Section 2.2.7 Designated Greenfield Areas</p>	<p>This Section contains policies related to development in Designated Greenfield Areas, including:</p> <ul style="list-style-type: none"> • new development taking place in designated greenfield areas will be planned, designated, 	<p>The Vision Georgetown Secondary Plan is consistent with these policies as noted above, as well as achieving the 60 residents/jobs per hectare DGA density target.</p>

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	<p>zoned and designed in a manner that supports the achievement of complete communities and active transportation, and encourages the integration and sustained viability of transit services; and,</p> <ul style="list-style-type: none"> • a minimum density target for Designated Greenfield Areas of 60 residents and jobs per hectare (applicable to the Vision Georgetown lands as they were identified in the approved Region Official Plan prior to July 1, 2017 – the effective date of the 2017 Growth Plan) 	
<p>Section 3.2.3.4 Active Transportation</p> <p>Section 3.2.8 Public Service Facilities</p>	<p>Directs municipalities to ensure that active transportation networks are comprehensive and integrated into transportation planning to provide safe, comfortable travel for pedestrians, bicyclists and other users of active transportation.</p> <p>Encourages the co-location of public service facilities and creation of community hubs.</p>	<p>The Vision Georgetown Secondary Plan is consistent with these policies as noted above through the provision of an active transportation network, and the co-location of a library/community centre, community park and secondary school in a core area, supported by community hub policies.</p>
<p>Section 3.2.7.2 Stormwater Management</p> <p>Section 4.2.1.3 Water Resource Systems</p>	<p>Directs that secondary plans be supported by a storm water management plan that is informed by a subwatershed plan, integrating a treatment approach to minimize storm water flows and reliance on storm water ponds, which includes appropriate low impact development and green infrastructure, and minimizes vegetation removal and impervious surfaces.</p> <p>Directs that planning for water, wastewater, and storm water infrastructure will be informed by applicable watershed planning and planning for designated greenfield areas will be informed by a subwatershed plan.</p>	<p>The Vision Georgetown Secondary Plan is consistent with these policies as it is supported by a subwatershed study addressing storm water management, and a storm water management plan.</p>
<p>Section 4.2.9 A Culture of Conservation</p> <p>Section 4.2.10 Climate Change</p>	<p>Directs municipalities to develop policies in support of water conservation and energy conservation.</p> <p>Contains policies on climate change, covering areas such as complete communities, density</p>	<p>The Vision Georgetown Secondary Plan contains policies on water conservation and energy conservation informed by an Energy Conservation Strategy, and other technical work completed in support of the secondary plan. Also included are policies addressing climate change, and the other subjects as previously noted above.</p>

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	<p>targets, public transit, and active transportation, storm water management planning, including green infrastructure and low impact development, and watershed planning, including natural heritage and water resource systems protection.</p>	
<p>Section 2.2.1.4 Complete Communities</p>	<p>Contains policies related to complete communities including:</p> <ul style="list-style-type: none"> • Featuring a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities • Providing a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes • Expanding convenient access to a range of transportation options, including options for the safe, comfortable and convenient use of active transportation; public service facilities, collocated and integrated in community hubs; an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and healthy, local, and affordable food options, including through urban agriculture • Ensuring the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards • Integrating green infrastructure and low impact development. 	<p>The Vision Georgetown Secondary Plan is consistent with these policies through:</p> <ul style="list-style-type: none"> • the provision of a range and mix of housing, commercial areas (i.e. local stores), and public service facilities (library/community centre, schools, parks); • transit-supportive and transit-ready development patterns, supported by detailed urban design policies and guidelines; • an active transportation, open space, and trail network; • opportunities for co-location in community hubs and community gardens; and, • policies and Sustainable Design Guidelines on green infrastructure and low impact development.
<p>Section 2.2.7 Designated Greenfield Areas</p>	<p>This Section contains policies related to development in Designated Greenfield Areas, including:</p> <ul style="list-style-type: none"> • new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a 	<p>The Vision Georgetown Secondary Plan is consistent with these policies as noted above, as well as achieving the 60 residents/jobs per hectare DGA density target.</p>

	<p>manner that supports the achievement of complete communities and active transportation, and encourages the integration and sustained viability of transit services; and,</p> <ul style="list-style-type: none"> • a minimum density target for Designated Greenfield Areas of 60 residents and jobs per hectare (applicable to the Vision Georgetown lands as they were identified in the approved Region Official Plan prior to July 1, 2017 – the effective date of the 2017 Growth Plan) 	
<p>Section 3.2.3.4 Active Transportation</p> <p>Section 3.2.8 Public Service Facilities</p>	<p>Directs municipalities to ensure that active transportation networks are comprehensive and integrated into transportation planning to provide safe, comfortable travel for pedestrians, bicyclists and other users of active transportation.</p> <p>Encourages the co-location of public service facilities and creation of community hubs.</p>	<p>The Vision Georgetown Secondary Plan is consistent with these policies as noted above through the provision of an active transportation network, and the co-location of a library/community centre, community park and secondary school in a core area, supported by community hub policies.</p>

Halton Region Official Plan (2009):

The Regional Official Plan (ROP) is Halton Region’s guiding document for land use planning, containing goals, objectives, and policies that manage growth and land use change and its effects on the physical and natural environment to the planning horizon of 2031.

Sections 48 and 49 direct that Area-Specific Plans (i.e. Secondary Plans) are to be prepared by Local Municipalities in accordance with the policies of the ROP, and in conformity with the Region and Local Official Plan. The table below provides a general summary of the significant Regional Official Plan Policies and the relevant Vision Georgetown Secondary Plan Policies.

Table 3- Relevant Policies in the Region of Halton Official Plan

Halton Region Official Plan (2009)	Relevant Policy	Vision Georgetown Secondary Plan Policies
<p>Section 77(2.4) Designated Greenfield Areas</p>	<p>This Section requires development in Designated Greenfield Areas to:</p> <ul style="list-style-type: none"> • contribute to creating healthy communities; • create street configurations, densities, and an urban form that support walking, cycling, and the 	<p>The Vision Georgetown Secondary Plan is consistent with these policies as it has been prepared in accordance with the ROP policies and meets the above objectives for development in Designated Greenfield Areas.</p>

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	<p>early integration and sustained viability of transit services;</p> <ul style="list-style-type: none"> • provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods, and, • create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and active transportation. 	
<p>Section 77(3) Population/Employment Targets</p>	<p>This Section requires Local Municipalities to adopt and use the population and employment forecasts of the ROP, as well as the population and employment distribution (to the Local Municipalities to 2031) in Table 1 and the density target in Table 2, and the housing units and employment by 5-year Regional phasing period in Table 2A, as the basis for their plans.</p>	<p>The Vision Georgetown Secondary Plan is consistent with this policy as it achieves the density target set out in the ROP, and generally reaches the population and employment targets for the subject lands, recognizing the challenges presented due to unanticipated requirements for public land for the Natural Heritage System, storm water conveyance, and a second high school.</p>
<p>Section 77(5) Area-Specific Plans</p>	<p>This policies requires Local Municipalities to prepare Area-Specific Plans, which include:</p> <ul style="list-style-type: none"> • a general statement of the intended character of the area or community; • boundaries of the area or community; • policies for the protection of the Regional Natural Heritage System, and for the protection of public health and safety within hazard lands; • capacity targets of population, housing units and employment, including targets for Affordable Housing; • land use patterns that promote mixed-use, compact, transit-supportive, walkable communities, including the locations of local facilities for social, cultural, recreational, educational and religious purposes; • location, types and density of residential and employment lands that contribute to creating healthy communities through: <ul style="list-style-type: none"> ○ urban design, 	<p>The Vision Georgetown Secondary Plan is consistent with this policy as it has been informed by a comprehensive and integrated planning project, supported by a Transportation Study establishing a complete transportation network, a Subwatershed Study, a Storm water Management Plan, a Water/Wastewater Servicing Plan, a Fiscal Impact Analysis, a Community Infrastructure Plan, and an Agricultural Impact Assessment, amongst other important supporting studies.</p>

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	<ul style="list-style-type: none"> ○ diversity of land uses, ○ appropriate mix and densities of housing, ○ provision of local parks and open space, ○ strengthening live-work relationship through a proper balance of residential and employment land uses, and, ○ promoting active transportation and public transit use. <ul style="list-style-type: none"> ● Consideration of land use compatibility in accordance with Regional and Ministry of Environment guidelines; ● Overall development density for the area or community and how this density will contribute achieving the minimum overall development density for Designated Greenfield Areas in the Local Municipality set out in Table 2 and the Regional Phasing in Table 2A; ● A transportation network that promotes public transit and active transportation, including a strategy for early introduction of transit services, ● Development phasing, ● Storm water management, or if the scale of development justifies, a Subwatershed Study as per the requirements of the ROP; ● An Air Quality Assessment based on Region guidelines; ● Water and wastewater servicing plans; ● Provision of utilities; ● A fiscal impact analysis; ● A community infrastructure plan based on Regional guidelines; ● An Agricultural Impact Assessment. 	
<p>Section 116.1 Regional Natural Heritage System</p>	<p>This Section states that the boundaries of the Regional Natural Heritage System (RNHS) may be refined, with additions, deletions and/or boundary adjustments, through a Subwatershed Study accepted by the Region and undertaken in the context of an Area-Specific Plan. Section 118(1) requires Local Official Plans</p>	<p>The Vision Georgetown Secondary Plan is consistent with these policies as the refined Natural Heritage System policies and mapping are informed by detailed study completed in response to Region and Conservation Authority input.</p>

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	<p>to recognize the RNHS as identified in the ROP, and include policies and maps to implement policies of the ROP, and incorporate any refinements made through Section 116.1.</p> <p>Section 118(2) directs a systems-based approach to implementing the RNHS, including: not permitting the alteration of any components of the RNHS unless it is demonstrated that there will be no negative impact on the natural features and areas or their ecological functions; refining the boundaries of the RNHS in accordance with Section 116.1.</p>	<p>Planning staff and the consultant team are satisfied that the policies of the ROP have been met. The Vision Georgetown Secondary Plan is based upon a completed and Council-endorsed Subwatershed Study.</p>
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