



**File Number:** Halton Hills OPA 32      **Date of Decision:** September 25, 2020  
**Municipality:** Town of Halton Hills      **Date of Notice:** September 25, 2020  
**Subject Lands:** All lands within the Vision Georgetown Secondary Plan      **Last Date of Appeal:** October 15, 2020

**NOTICE OF DECISION**  
**With respect to an Official Plan Amendment**  
**Section 17(35) of the Planning Act**

A decision was made by the Regional Municipality of Halton on September 25, 2020 to approve, with modifications and refusals, Amendment No. 32, "Vision Georgetown Secondary Plan" to the Town of Halton Hills Official Plan.

**Purpose and Effect of the Official Plan Amendment**

The purpose of Official Plan Amendment No. 32 (OPA 32), adopted by Halton Hills Town Council through By-Law No. 2018-0048 enacted and passed on July 9, 2018, is to amend the Town of Halton Hills Official Plan pertaining to the Vision Georgetown Secondary Plan area. The effect of the amendment is to set out planning policies to guide development for the Vision Georgetown Secondary Plan area.

**Effect of Written Submissions on Decision**

The written submissions received by Halton Region regarding OPA 32 were considered as a part of the Region's review process. Through the Region's decision, modifications are made related to natural heritage, the transportation system, stormwater management, phasing of development, as well as for general clarity and readability.

**When and How to File an Appeal**

Any appeal to the Local Planning Appeal Tribunal must be filed with Halton Region no later than 20 days from the date of this notice, shown above as the "Last Date of Appeal".

The notice of appeal should be sent to the attention of the Regional Clerk at the address shown below and it must:

- 1) set out the reasons for the appeal,
- 2) set out the specific part or parts of the proposed Official Plan Amendment to which the appeal applies, and
- 3) be accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act, 2017* in the amount of \$300.00 payable by cheque to the Minister of Finance, Province of Ontario.

The reasons for the appeal must include an explanation of how the proposed official plan amendment:

- is inconsistent with provincial policy statements issued under subsection 3(1) of the *Planning Act*,
- fails to conform with or conflicts with a provincial plan; or,
- fails to conform with the Regional Official Plan.

**Address for Filing a Notice of Appeal**

By Mail:      Office of the Regional Clerk  
Regional Municipality of Halton  
1151 Bronte Road  
Oakville ON L6M 3L1

Submit Notice of Appeal to the attention of:  
Graham Milne, Regional Clerk

By E-mail:      [RegionalClerk@halton.ca](mailto:RegionalClerk@halton.ca)

**Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

**When the Decision is Final**

The decision of the Regional Municipality of Halton is final if a notice of appeal is not received on or before the Last Date of Appeal.

**Getting Additional Information**

Additional information about the amendment and the decision is available for public inspection during regular office hours at the Office of the Regional Clerk at the address noted below.

**Other Related Applications**

- n/a



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**DECISION**

**with respect to Official Plan Amendment No. 32  
to the Town of Halton Hills Official Plan  
Section 17(34) of the Planning Act**

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**Town of Halton Hills – Official Plan Amendment No. 32 (OPA 32)**

Official Plan Amendment No. 32 – “Vision Georgetown Secondary Plan” is modified as set out in Schedule “A” to this Decision and approved with these modifications and refusals by the Director of Planning Services and Chief Planning Official for the Regional Municipality of Halton, pursuant to Section 17(2) of the *Planning Act*, R.S.O. 1990 as amended. If no notice of appeal is filed, OPA 32 will come into effect on October 16, 2020, being the day following the last day for filing a notice of appeal.

A handwritten signature in black ink, appearing to read "Curt Benson", is written over a horizontal line.

Curt Benson MCIP RPP  
Director of Planning Services & Chief Planning  
Official

September 25, 2020

Date

**Schedule “A” – Regional Municipality of Halton Modifications**

Original additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~.

Region No.	Section No.	Modification	Explanation of Modification
<b>PREAMBLE – BUILDING BLOCKS</b>			
1)	N/A	<p>Paragraph 1 of subsection “NATURAL HERITAGE SYSTEM” is modified to read as follows:</p> <p>“As a consequence of the need to ensure that the boundaries of the Regional Natural Heritage System, which included lands subject to flooding particularly in the southwest corner of the Vision Georgetown lands was appropriately studied, the focus of the work between the middle of 2014 through to early 2018 was on the establishment of those development limits. The product of this extensive technical exercise was the Southwest Georgetown Subwatershed Study that was completed in May 2017 and a Subwatershed Study Addendum completed on June 13, 2018. <u>A second Addendum to the Subwatershed Study, completed on September 16, 2020 deals with outstanding issues to be addressed at later development stages.</u>”</p>	To clarify that addenda to the Subwatershed Study must also be considered.
<b>H6.2 GUIDING PRINCIPLES</b>			
2)	H6.2.2	<p>Is modified to read as follows:</p> <p>“To provide <u>a</u> wide range of residential, commercial, and institutional uses, in a manner that reduces the need for an automobile <u>and supports all modes of transportation</u> to meet the daily needs of life.</p>	To clarify a guiding principle with respect to a range of transportation modes.
3)	H6.2.12	<p>Is modified to read as follows:</p> <p>“To ensure <del>new</del> infrastructure is developed in a manner that minimizes social and environmental impacts, and considers long-term maintenance, operational, and financial requirements.”</p>	To conform with Regional Official Plan (ROP) definition of Infrastructure (ROP s. 252).
<b>H6.4 COMMUNITY STRUCTURE</b>			
4)	H6.4a)	<p>Is modified to read as follows:</p> <p>“<b>Natural Heritage System</b> - this area is <del>the site</del> <u>comprised</u> of a number of natural heritage features, watercourse corridors, enhancement areas and buffer areas that will be protected and enhanced over the long term. Much of the Natural Heritage System is expected to come into public ownership as development occurs and it will be <del>the site</del> <u>comprised</u> of a number of passive recreational uses and most notably, a trail system that will link all elements of the Vision Georgetown together;”</p>	To more appropriately characterize the composition of the Natural Heritage System.
5)	H6.4b)	<p>Is modified to read as follows:</p> <p>“<b>Collector Road System</b> - The road system is made up of one continuous north-south <del>arterial</del> <u>Major Collector Road Road</u> that would provide for north-south travel through the Vision Georgetown lands and which would be primary route for transit when it is introduced. Three east-west <u>Major and Minor Collector Roads</u> <del>collector roads</del> extending between the Eighth Line and Trafalgar Road (<u>Regional Road 3</u>) are also proposed to provide for east-west connectivity and to Georgetown South</p>	<p>To clarify the classification of roads.</p> <p>To clarify the proper name of a Regional Road.</p>

		via extensions to Danby Road and Miller Drive. These <u>Collector Roads</u> are intended to provide for the movement of motor vehicles, pedestrians and alternative forms of transportation in both a north-south and east-west direction. These <u>Collector Roads</u> are to be planned as complete streets;”	
6)	H6.4c)	Is modified to read as follows:  <p>“<b>Community Core area</b> - This area is to be planned as the main concentration of urban activities where a fully integrated array of institutional, retail and service, recreational, cultural and supportive uses are provided. A local commercial mixed use area fronting on Trafalgar Road (<u>Regional Road 3</u>) is also included within the Community Core to meet the needs of the new residents and those travelling on Trafalgar Road (<u>Regional Road 3</u>).</p> <p>Included within the community core is a secondary school, Community Park and library/community centre that will be integrated with each other;”</p>	To clarify the proper name of a Regional Road.
7)	H6.5b)	Is modified to read as follows:  <p>“The planned density for the Vision Georgetown lands is approximately 60 residents and jobs per hectare, with the calculation being net of the lands within the Natural Heritage System, and net of the lands within the <u>Future Natural Channel Corridor</u> on the east side of Trafalgar Road, the final alignment and area of which will be included in the Natural Heritage System in the future;”</p>	To better reflect the ultimate natural channel and full array of functions anticipated beyond stormwater conveyance.
8)	H6.6g)	Is modified to read as follows:  <p>“There also will be more of a reliance placed on on-street parking and lay-by lanes in key strategic locations <u>internal to the community</u>, such as the Community Core area; and”</p>	To distinguish between Local and Regional roads.
9)	H6.6h)	Is modified to read as follows:  <p>“There will be a greater emphasis on the integration of all land uses to make more efficient use of land.”</p>	Remove “s” in “lands”.
10)	H6.7.3.2	Is modified to read as follows:  <p>“<u>The primary goal of natural heritage system protection in the Vision Georgetown Secondary Plan is to increase the certainty that the biological diversity and ecological functions of the area and the broader Natural Heritage System will be preserved and enhanced for future generations.</u> Appreciation for natural areas <u>also</u> contributes to the quality of life that Georgetown residents enjoy. Future growth and development should be planned and constructed in such a way as to preserve <u>and enhance</u> the Natural Heritage System, while also providing access to educational and recreation opportunities through a network of parks, trails, and public spaces, where appropriate. On the basis of the above, it is the objective of this Plan that:”</p>	To better reflect ROP policy and to clarify the goal of the Regional Natural Heritage System.





		System, the community core, community facilities, and other activity nodes throughout Vision Georgetown;”	
27)	H6.8e)	Is modified to read as follows:  “Streets be designed, <u>where appropriate</u> , to reflect complete street design principles, in order to balance the competing needs of pedestrians, cyclists, transit users and motorists;”	To ensure conformity with the ROP with respect to Regional Roads.
28)	H6.8p)  [New]	A new section H6.8p) is added to read as follows:  “ <u>The most current Regional Active Transportation Plan is to be considered when implementing the active transportation policies of this Plan. Land uses should be aligned to support all modes of transportation while maintaining the mobility function of Major Arterial Roads.</u> ”	Clarification to ensure consistency with other transportation plans.
29)	H6.10.2a)	Is modified to read as follows:  “Prior to the consideration of individual applications within the Community Core, a Community Core Plan shall be prepared first to guide development applications. The limits of the Community Core Plan area shall be developed <u>to the satisfaction of the Town and in consultation with the Region.</u> ”	Consultation with the Region will ensure that servicing and planning issues will be fully addressed in accordance with Regional standards.
30)	H6.10.2b)ii)	Is modified to read as follows:  “A detailed phasing plan <u>completed to the satisfaction of the Town in consultation with the Region</u> that describes the sequencing of development and the timing of any infrastructure improvements.”	Consultation with the Region will ensure that servicing and planning issues will be fully addressed in accordance with Regional standards.
31)	H6.10.2b)viii)  [New]	A new section H6.10.2b)viii) is added to read as follows:  “ <u>Measures that implement the environmental mitigation and enhancement recommendations contained in the final approved EIR required by subsection H6.13.4 of this Plan, or the final approved Subwatershed Study if an EIR has not yet been approved.</u> ”	Additional implementation requirements for environmental studies.
32)	H6.12.1a)x)	Is modified to read as follows:  “ <u>Future Natural Channel</u> _____ Corridor Area.”	To better reflect the future intent of the Corridor.
33)	H6.12.4.1	Is modified to read as follows:  “It is the intent of this Plan that the <b>Mixed Use Gateway Area</b> designation be planned to accommodate a range of medium density housing types and a limited amount of non-residential uses at the intersections of Trafalgar Road ( <u>Regional Road 3</u> ) and the 10 Side Road ( <u>Regional Road 10</u> ) and Trafalgar Road and the 15 Side Road.”	To clarify the proper names of Regional Roads.
34)	H6.12.6.3	Is modified to read as follows:  “Prior to any development occurring on the lands within <b>the Major Commercial Area</b> designation, a Comprehensive Development Plan shall be prepared to the satisfaction of	To clarify (to readers of this Secondary Plan) that the reference to “Section D2.5.2.3.3 of this Plan” is actually a

		<p>Council. The Comprehensive Development Plan shall consider all matters listed in <b>Section D2.5.2.3.3</b> of <u>the Town of Halton Hills Official</u> Plan and the other matters listed in this Section.</p> <p>The following policies are intended to guide proposals for new development or redevelopment in the <b>Major Commercial Area</b> designation.”</p>	reference to the Town’s Official Plan.
35)	H6.12.8.2c)	<p>Is modified to read as follows:</p> <p>“If the Secondary School is not required, a Comprehensive Development Plan prepared in accordance with <b>Section G3.3</b> of <u>the Town of Halton Hills Official</u> Plan would be required before development applications are considered.”</p>	To clarify (to readers of this Secondary Plan) that the reference to “Section G3.3 of this Plan” is actually a reference to the Town’s Official Plan.
36)	H6.12.9.1	<p>Is modified to read as follows:</p> <p><u>The primary goal of natural heritage system protection in the Vision Georgetown Secondary Plan is to increase the certainty that the biological diversity and ecological functions of the area and the broader Natural Heritage System will be preserved and enhanced for future generations.</u></p> <p>It is the intent of this 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.</p>	To better reflect ROP policy and to clarify the goal of the natural heritage system.
37)	H6.12.9.2a)	<p>Is modified to read as follows:</p> <p>“Permitted uses in the Natural Heritage System are limited to conservation uses and compatible passive recreation, which includes trails, <u>as outlined in b) below</u> <u>_____</u>. Lands that are within the Natural Heritage System are encouraged to be dedicated to the Town or another public authority as appropriate; and,”</p>	To clarify where trails may be located.
38)	H6.12.9.2b) [New]	<p>A new section H6.12.9.2b) is added to read as follows:</p> <p><u>“Trails shall be permitted within linkage and enhancement areas of the Natural Heritage System provided that they:</u></p> <ul style="list-style-type: none"> <li>i) <u>Are not located in hazard lands;</u></li> <li>ii) <u>Use native species to naturalize trail edges;</u></li> <li>iii) <u>Are the minimum width required;</u></li> <li>iv) <u>Are designed with suitable surfacing material compatible with their surroundings; and</u></li> <li>v) <u>Are designed and located to manage access to the Natural Heritage System by minimizing impacts to Key Features.</u></li> </ul> <p><u>Trails shall be permitted within buffers of the Natural Heritage System, as approved by the Town, in consultation with the Region, and applicable Conservation Authority, where it can be demonstrated that there is no negative impact on key features and functions.”</u></p>	To provide clarity with respect to trails within the Natural Heritage System (ROP 118(6)).
39)	H6.12.9.2c)	<u>_____</u> is renumbered to <u>H6.12.9.2c)</u> .	Renumbering.
40)	H6.12.9.2d) [New]	<p>A new section H6.12.9.2d) is added to read as follows:</p> <p><u>“Stormwater management facilities are not permitted. Notwithstanding the foregoing:</u></p>	To clarify that stormwater facilities are not permitted within the NHS and the types of stormwater



		<p>i) <u>stormwater management components such as ancillary pipes, outlets, headwalls, and other associated infrastructure required to convey flow from facilities outside the Natural Heritage System to receiving water bodies may be permitted where deemed essential and it is determined there are no negative impacts on ecological features and functions through an EIR or other appropriate study; and</u></p> <p>ii) <u>appropriately designed Low Impact Development measures may be permitted within the buffer, linkage and enhancement areas of the Natural Heritage System if it is determined that there are no negative impacts on ecological features and functions through an EIR or other appropriate study.”</u></p>	management components that may be permitted in the NHS.
41)	H6.12.9.4  [Renumbered]	<p>_____ is renumbered to <u>H6.12.9.4</u> and modified as follows:</p> <p><b>“INTERFACE WITH THE NATURAL HERITAGE SYSTEM</b> The establishment of visual connections to the Natural Heritage System is a key objective of the Town. In this regard, every effort will be made to locate parks, community facilities and stormwater management facilities <u>adjacent to or</u> near the Natural Heritage System to allow for those linkages and connections to occur.</p> <p>In addition, through the development approval process, efforts will be made to establish more than just connections at the ends of roadways into the Natural Heritage System. In this regard, opportunities to locate single loaded roads to maximize access will be explored, where possible, through the Block Planning Process.”</p>	To encourage consideration of locating local open space adjacent to the NHS. This modification brings the policy into conformity with Section 118(5) of the ROP.
42)	H6.12.10.3	<p>Is modified to read as follows:</p> <p>“On the basis of the above, it is the intent of this Plan to require the preparation of a Comprehensive Development Plan for all lands within this Special Policy Area in accordance with Section G3.3 of _____ <u>the Town of Halton Hills Official Plan</u>, before a determination of which uses are appropriate and how they are to be sited and serviced is required.”</p>	To clarify (to readers of this Secondary Plan) that the reference to “Section G3.3 of this Plan” is actually a reference to the Town’s Official Plan.
43)	H6.12.11	<p>Is modified to read as follows:</p> <p>_____ <b><u>FUTURE NATURAL CHANNEL CORRIDOR</u></b> A <u>Future Natural Channel Corridor Special Study Area</u> _____ has been identified along a portion of land east of Trafalgar Road (<u>Regional Road 3</u>) <u>as shown on Schedules H6-1 to H6-3 inclusive. Conservation Halton has indicated that a regulated watercourse and associated flooding hazard is located in this area.</u> While a considerable amount of technical work was completed in advance of the preparation of this Plan (through the Subwatershed Study and _____ <u>Addenda</u> on the preliminary design and location of _____ <u>Future Natural Channel Corridor</u>, additional technical assessments will be required to fix its location, width, function and design.</p> <p>_____ <u>Given the foregoing</u>, these requirements will need to be _____ <u>finalized to the satisfaction of the Town, Conservation Halton and the Region</u></p>	<p>To clarify approval authority and EA requirements in relation to this tributary realignment and to create a Special Study Area.</p> <p>To clarify the proper name of a Regional Road.</p>

		<p><u>of Halton</u> in advance of or concurrent with the preparation of the required Block Plan and/or EIR.</p> <p>Any area that is confirmed as being required for stormwater conveyance in this area <u>must be located outside of the Region's right-of-way along Trafalgar Road (Regional Road 3)</u> and will <u>be</u> automatically <u> </u> included within the Natural Heritage System without <u>requiring</u> an Amendment <u> </u> to this Plan.</p> <p>Other lands <u> </u> not required for <u> </u> <u>the Future Natural Channel Corridor</u> will be developed in accordance with the adjacent Low Density Residential Area designation without <u>requiring</u> an Amendment <u> </u> to this Plan.</p> <p><u>The Future Natural Channel Corridor will not preclude the accommodation of interim and ultimate Stormwater Management requirements for Trafalgar Road (Regional Road 3), as identified in the Trafalgar Road (Regional Road 3) Corridor Study – Steeles Avenue to Highway 7, Municipal Class Environmental Assessment Study.</u></p>	
44)	H6.13.1	<p>Is modified to read as follows:</p> <p>“Town Council endorsed the Vision Georgetown Subwatershed Study, prepared by AECOM and dated May 2017 in June 2017 and the Subwatershed Study <u> </u> <u>Addenda</u> dated June 2018 <u>and September 2020</u>. The purpose of the Vision Georgetown <u> </u> <u>Subwatershed</u> Study was “to develop a <u> </u> <u>subwatershed</u> plan that allows sustainable development while ensuring maximum benefits to the natural and human environments on a watershed basis. The <u> </u> <u>subwatershed</u> areas in this study include the headwaters of Sixteen Mile Creek and a headwater tributary of Silver Creek (part of the Silver Creek Watershed).”</p> <p><u>The Vision Georgetown Subwatershed Study is regarded as a “Living Document” whose findings and recommendations may be revised as appropriate based upon new information and analysis as noted in this Plan and as may occur in support of development applications.</u></p> <p><u>The Vision Georgetown Subwatershed Study Addenda provide additional information regarding Special Study Areas that must be addressed to the satisfaction of the Town, Region and Conservation Authorities at the EIR or later stage of development.</u></p>	<p>Clarification regarding the addition of Addenda to the Subwatershed Study and the Special Study Areas.</p>
45)	H6.13.2a)	<p>Is modified to read as follows:</p> <p>A review and assessment of the Vision Georgetown lands was undertaken as part of the <u>Vision Georgetown</u> Subwatershed Study. The steps followed in developing the Natural Heritage System (NHS) on the Vision Georgetown lands included the identification of natural heritage features within and adjacent to the Vision Georgetown lands, screening for core areas and opportunities for enhancing the NHS, and the identification of ecological linkages, <u>enhancement areas</u> and buffers. This process includes the refinement of the <u>Regional</u> NHS to</p>	<p>To clarify the proper title of the Study.</p> <p>To properly identify the components of the NHS</p> <p>To clarify that through Section 116.1 of the Regional Official Plan further refinements may be appropriate.</p>

		produce an area specific NHS, based on a detailed study [redacted]. Further refinement may occur at the EIR or later stage of development in consideration of the Vision Georgetown Subwatershed Study and its associated Addenda. As such, the NHS is illustrated on Schedules H6-1 to H6-3 should be considered preliminary and subject to further refinement.”	
46)	H6.13.2b)	Is modified to read as follows:  “A number of modifications and improvements to the existing Regional NHS were [redacted] recommended through the Subwatershed Study process, along with additional requirements in the Addenda, including, but not limited to:”	To clarify that modifications were recommended to the Regional NHS.
47)	H6.13.2b)i)	Is modified to read as follows:  <b>“Black Locust Woodland Special Study Area:</b> [redacted] [redacted] [redacted] [redacted] [redacted] [redacted] [redacted]  <u>The Vision Georgetown Subwatershed Study and associated Addenda contain initial recommendations related to the protection and enhancement of the broader Block D significant woodland associated with the Silver Creek Tributary B valley. The broader significant woodland includes a black locust woodland community which is considered to be an invasive species, along the Eighth Line in a former wayside pit. This woodland meets the criteria for a Significant Woodland in the Regional Official Plan. The policies of the NHS as they relate to Woodlands, in the Regional Official Plan shall apply to these lands until they are reassessed and re-designated pending:</u>  a) <u>The outcome of the Regional Official Plan review that will assess and update the policies and definitions for Woodlands and Significant Woodlands; and</u>  b) <u>The completion of an EIR that provides a detailed assessment of the black locust woodland ecological functions in accordance with relevant Provincial and Regional policies. Based on this detailed assessment the EIR shall delineate the portion of the Study Area that is to be included in the Natural Heritage System. Lands that are not integrated into the Natural Heritage System may develop in accordance with the adjacent Low Density and Medium Density Residential Area designations.</u>  <u>The Final determination of land use within the Special Study Area is to be completed in accordance with the above policies and through a Planning Act application without requiring a subsequent Regional Official Plan Amendment or Local Official Plan Amendment.”</u>	To clarify the circumstances and issues for this Special Study Area as well as the recommended treatment through the EIR process.

48)	H6.13.2b)ii)	<p>Is modified to read as follows:</p> <p><b>“Enhancement and Restoration Areas:</b> The Subwatershed Study identifies the need for a number of enhancement areas, replication features and restoration opportunities required to mitigate for potential negative impacts and to increase the certainty that the biological diversity and ecological functions of the NHS will be preserved and enhanced for future generations. There are [redacted] <u>several</u> enhancement areas, [redacted] infill restoration opportunity sites and [redacted] replication features required to be created as outlined in the Subwatershed Study – including targets for feature type and ecological functions to guide detailed design;”</p>	Clarification.
49)	H6.13.2b)iii)	<p>Is modified to read as follows:</p> <p><b>“Local Linkage/Enhancement Area:</b> The Subwatershed Study identifies a key local linkage to be restored and enhanced between the Silver Creek Tributary B system (Block D) and the adjacent significant woodland to the south (Block C). Consistent with the recommendations of the Subwatershed Study <u>and input from the Region of Halton</u>, reforestation areas, infill restoration opportunities, replication features and other enhancements will be included within or adjacent to the linkage based on established targets and as refined through subsequent stages of development (minimum final width 125 metres); and,”</p>	<p>To clarify that this section deals with linkages and enhancement areas.</p> <p>To clarify that input from the Region is required.</p>
50)	H6.13.2b)iv)	<p>Is modified to read as follows:</p> <p><b>“Natural Channel Design and Riparian Enhancements:</b> The <u>Vision Georgetown</u> Subwatershed Study <u>Addenda</u> and supporting technical documents provide detailed direction on channel realignments, natural channel design [redacted] riparian <u>storage</u> and low flow channel enhancement areas for the Sixteen Mile Creek Tributary A reaches.</p> <p>This includes the [redacted] <u>Future Channel Corridor Special Study Area</u> and provides corridor widths, locations of infill restoration opportunity areas, riparian enhancements and target functions to inform subsequent detailed design.”</p>	To clarify that there are addenda to the Study.
51)	H6.13.2b)v) [New]	<p>A new section H6.13.2b)v) is added to read as follows:</p> <p><b>“Block B Potential Watercourse Relocation: Schedule H6-2 shows the proposed relocation of the watercourse as determined by additional studies undertaken by the Town subsequent to the completion of the Subwatershed Study. The precise alignment of the watercourse and the width of the NHS corridor shall be subject to an EIR at the development stage.”</b></p>	To ensure this area is reviewed through an EIR.
52)	H6.13.3	<p>Is modified to read as follows:</p> <p><b>“The NHS as shown on Schedule H6-2 includes buffers that have been established in an effort to protect key natural features and ecological functions by mitigating the impacts of proposed development or site alteration.</b></p> <p><b><u>Buffers are important components of the overall NHS and are required to maintain and enhance natural features and the ecological functions of the NHS.</u></b></p>	To ensure that buffers are applied to the key features and determined in a way that respects the ROP goals, objectives and policies for the NHS.

		<p><u>Through Sustainable Halton Report 3.02, it was recommended that a 30m buffer be applied adjacent to woodlands, wetlands and watercourses in keeping with a precautionary approach. The Regional Official Plan allows for refinement of the NHS and buffers through a subwatershed study or an individual EIA provided that these studies are accepted by the Region.</u></p> <p><u>The Vision Georgetown Subwatershed Study and related addenda contemplate a variable buffer framework that generally ranges between 15 and 30 metres. This framework represents an initial assessment and recommendation of buffer widths based on general information on land uses contemplated adjacent to the NHS. Consideration was also given to enhancement and mitigation opportunities such as fencing and vegetative planting.</u></p> <p><u>The final buffer width is to be determined through an EIR at the development stage when additional information is available to determine the nature of adjacent uses and related impacts on the system and may include additions or deletions to the buffer widths. Consideration shall also be given to enhancement and mitigation opportunities such as fencing and vegetative planting. In all cases, buffer widths must be sufficient to:</u></p> <ul style="list-style-type: none"> <li>• <u>Maintain or improve the level of certainty regarding buffer function effectiveness post refinement;</u></li> <li>• <u>Achieve the goal of maintaining and enhancing the NHS key features and their ecological functions in the long term; and</u></li> <li>• <u>Adhere to the relevant goals, objectives and policies of the this Plan, Regional Official Plan and relevant Provincial policies to the satisfaction of the Town, Region and applicable Conservation Authority.</u></li> </ul> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____”</p>	
53)	H6.13.4.1a)	<p>Is modified to read as follows:</p> <p>“The purpose of an EIR is to clearly demonstrate how specific development applications (such as a Draft Plan) will incorporate and follow the management strategy recommendations contained within Vision Georgetown _____  _____ <u>Subwatershed</u> Study, prepared by AECOM and dated May 2017 <u>as well as any recommendations and</u></p>	<p>To clarify that addenda to the Subwatershed Study must also be considered.</p>

		<u>requirements in the Addenda dated June 2018 and September 2020;</u>	
54)	H6.13.4.1d)	<p>Is modified to read as follows:</p> <p><u>Additional analysis related to the Black Locust Woodland Special Study Area, the Future Natural Channel Corridor Special Study Area and the Block B Potential NHS Refinement Special Study Area will be subject to review by the Town, the Region and applicable Conservation Authority.</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____”</p>	To ensure all agencies review the additional studies.
55)	H6.13.4.1e)	<p>Is modified to read as follows:</p> <p>“The EIR reporting is to reflect the management requirements for the Natural Heritage System as outlined in Section 7.4.2 and illustrated in Figure 7.3.1 of the Vision Georgetown _____ <u>Subwatershed</u> Study, prepared by AECOM and dated May 2017 <u>as well as any recommendations and requirements in the Addenda dated June 2018 and September 2020.</u>”</p>	To clarify that addenda to the Study must also be considered.
56)	H6.13.4.1f)  [New]	<p>A new section H6.13.4.1f) is added to read as follows:</p> <p><u>“The proponent will be required to demonstrate to the satisfaction of the Town, in consultation with the Region and the applicable Conservation Authority that the refinements to the NHS through the EIR will occur in accordance with a systems approach by:</u></p> <ul style="list-style-type: none"> <li><u>i. Prohibiting development and site alteration within significant wetlands, significant habitat of endangered and threatened species and fish habitat except in accordance with Provincial and Federal legislation or regulations;</u></li> <li><u>ii. Not permitting the alteration of any components of the NHS unless it has been demonstrated that there will be no negative impacts on the natural features and areas or their ecological functions.”</u></li> </ul>	<p>To ensure that the refinements are done in conformity to all applicable plans and regulations.</p> <p>To ensure that the EIR study adheres to the standards contained in the System Approach outlined in 118(2) of the ROP, in particular 118(2) a) and b).</p>
57)	H6.13.4.3j)	<p>Is modified to read as follows:</p> <p>“Adherence to the Final Halton – Hamilton <u>and Credit Valley – Toronto and Region – Central Lake Ontario</u> Source Protection Plan Policies, <u>including identification of which land use activities may require development of Risk Management Plans.</u>”</p>	<p>To clarify that the Secondary Plan area is located within two Source Protection regions.</p> <p>The requirement for Risk Management Plans at the EIR stage will enable proponents to be prepared to meet Source Protection requirements at the development application stage.</p>
58)	H6.13.3k)	<p>Is modified to read as follows:</p> <p>“Facility cost sharing; _____”</p>	Change due to renumbering.



70)	H6.13.4.4.I) [Renumbered]	<p>_____ is renumbered to <a href="#">H6.13.4.4I)</a> and modified as follows:</p> <p>“Additional servicing details for the proposed future development, either in the EIR or SWM Plan needs to consider and coordinate with _____  <a href="#">Regional Road projects as well as Regional water and wastewater infrastructure projects.</a>”</p>	<p>Renumbering.</p> <p>To ensure coordination with Regional projects.</p>
71)	H6.13.4.5	<p>Is modified to read as follows:</p> <p><b>“Floodplain at the Eighth Line</b>  The floodplain delineation for this study area starts at the Eighth Line crossing and moves upstream. Conservation Halton and Credit Valley Conservation have requested a flood hazard risk analysis be undertaken downstream of Eighth Line to ensure that proposed future development with the recommended SWM approach does not increase flood risk downstream of Eighth Line. This can be carried out as part of the SWM plan or EIR process (as long as the EIR is carried out to include the entire tributary).  _____  _____  _____  _____  _____  _____  _____”</p>	<p>The paragraph deleted is no longer necessary.</p>
72)	H6.13.4.6a)iii)	<p>Is modified to read as follows:</p> <p>“Minimize the number of stormwater management facilities <a href="#">while still maintaining stormwater management requirements as it pertains to drainage from public property, including Regional Roads.</a> _____”</p>	<p>To ensure that proper stormwater management requirements are met.</p>
73)	H6.13.5b)	<p>Is modified to read as follows:</p> <p>“On the basis of the above, monitoring in accordance with Section 7.5 of the Vision Georgetown _____  <a href="#">Subwatershed</a> Study prepared by AECOM and dated May 2017 and _____  <a href="#">Addenda dated June 2018 and September 2020</a> will be required.”</p>	<p>To clarify that the addenda may apply.</p>
74)	H6.14.2d) [New]	<p>A new section H6.14.2d) is added to read as follows:</p> <p><a href="#">“The location and general alignment of new Collector Roads as shown on Schedule H6-3 are approximate. Based on the Transportation Studies undertaken in support of the Secondary Plan, the collector road network is integral to the overall transportation system and the planned development of the area. Adjustments to the precise alignment of the collector roads may be permitted without an amendment to this Plan provided they maintain connections to the arterial roads and other collectors and shall be determined through municipal studies or studies prepared in support of development applications.”</a></p>	<p>To clarify how to treat the collector roads shown on the schedule(s).</p>



75)	H6.14.4a) [New]	A new section H6.14.4a) is added to read as follows:  “ <u>Local roads are not identified on Schedule H6-3. The provision of local roads will be determined through the development process and will be in accordance with the requirements of Section F6 of the Halton Hills Official Plan and the additional policies of this Plan.</u> ”	To clarify that further processes are required to include local roads.
76)	H6.14.4b) [Renumbered]	_____ is renumbered to <u>H6.14.4b).</u>	Renumbering.
77)	H6.14.4c) [Renumbered]	_____ is renumbered to <u>H6.14.4c).</u>	Renumbering
78)	H6.14.4d) [Renumbered]	_____ is renumbered to <u>H6.14.4d).</u>	Renumbering
79)	H6.14.9	Is modified to read as follows:  “The development of reverse frontage lots on Arterial Roads is <u>strongly</u> discouraged to minimize the use of noise attenuation walls on the edges of the Vision Georgetown Secondary Plan Area.  <u>Noise attenuation walls as a mitigation measure shall only be considered where it has been demonstrated that there are no other reasonable alternatives.</u> ”	Clarification to ensure that noise attenuation walls are strongly discouraged.
80)	H6.14.10 [New]	A new section H6.14.10 is added to read as follows:  “ <b><u>H6.14.10 REGIONAL ARTERIAL ROAD NETWORK</u></b>  <u>10 Side Road (Regional Road 10) and Trafalgar Road (Regional Road 3) are Major Arterial Roads under the jurisdiction of the Region of Halton and are subject to the policies of the Regional Official Plan. Access to Regional Roads shall be in accordance with the most current Halton Region Access Management Guidelines and by-laws.</u>  <u>Trafalgar Road (Regional Road 3) has been identified as a Transit Priority Corridor by the Region’s Mobility Management Strategy as shown on Schedule H6-3 to this Plan.</u> ”	To create a new section dealing with the Regional Arterial Road Network.
81)	H6.14.11 [New]	A new section H6.14.11 is added to read as follows:  “ <b><u>H6.14.11 TRANSPORTATION IMPACT STUDIES</u></b>  <u>Transportation Impact Studies for any parcel of land located within the Secondary Plan Area are required to build on the results of the Transportation Study completed in support of the Secondary Plan. Transportation Impact Studies shall be completed in accordance with the Region’s Transportation Impact Study Guidelines.</u> ”	To ensure that Transportation Impact Studies are completed.
82)	H6.23.1a)	Is modified to read as follows:	To clarify that the Region will be consulted and that the Water and

		<p>“Prior to the consideration of individual applications for development, an infrastructure staging plan shall be prepared and endorsed by Council <u>in consultation with Halton Region. The infrastructure staging plan shall be informed by the Vision Georgetown Water and Wastewater Servicing Plan;</u>”</p>	Wastewater Servicing plan will inform the process.
83)	H6.23.1b)	<p>Is modified to read as follows:</p> <p>“The infrastructure staging plan shall ensure that the phasing of development in the Vision Georgetown Secondary Plan area <u>is implemented in accordance with Section H6.23.2 and _____</u> in a manner that:”</p>	To clarify the requirements in the phasing section H6.23.2.
84)	H6.23.1b)vii)	<p>Is modified to read as follows:</p> <p>“Supports the necessary <u>transportation infrastructure</u> improvements to Trafalgar Road (<u>Regional Road 3</u>), Eighth Line, 10 Side Road (<u>Regional Road 10</u>) and 15 Side Road, <u>all of which may be subject to studies as required by the Town and/or Region _____;</u>”</p>	To ensure proper road naming and that additional studies may be required by the Town and/or Region.
85)	H6.23.2 [New]	<p>A new section H6.23.2 is added to read as follows:</p> <p><b><u>“H6.23.2 DEVELOPMENT PHASING POLICIES”</u></b></p>	To add Phasing Policies.
86)	H6.23.2.1 [New]	<p>A new section H6.23.2.1 is added to read as follows:</p> <p><b><u>“H6.23.2.1 Base Phasing Provisions</u></b></p> <p><u>The phasing of development in Vision Georgetown shall be in accordance with the following:</u></p> <ul style="list-style-type: none"> <li>a) <u>The phasing of development in Vision Georgetown shall proceed in two phases, Phase 1 and Phase 2, as shown on Schedule H6-1 Vision Georgetown Community Structure and Phasing Plan, generally proceeding from the Eighth Line to Trafalgar Road (Regional Road 3);</u></li> <li>b) <u>In each phase, sub-phases generally corresponding to the Neighbourhoods, as delineated on Schedule H6-1, and commensurate with the Region’s allocation program, may be identified through the Block Planning process. The progression of development shall generally proceed in a south to north direction from 10 Side Road (Regional Road 10) to 15 Side Road;</u></li> <li>c) <u>The progression of development shall be contingent on the availability and efficient utilization of public infrastructure and services, including the construction of critical elements of the road network and that adequate schools and community facilities are provided in a timely fashion, in keeping with the complete communities principles of the Secondary Plan;</u></li> <li>d) <u>The progression of residential development shall ensure that a full range and mix of housing types are provided in each Phase and/or sub-phase, including an adequate supply of affordable housing;</u></li> </ul>	<p>To ensure that phasing of development proceeds in an orderly manner consistent with the availability of infrastructure, services and facilities.</p> <p>To ensure a mix of housing types are provided in each phase.</p>

Region			
		<p>e) <u>Development of the Community Core based upon a Community Core Plan shall be commenced in Phase 1;</u></p> <p>f) <u>Prior to the approval of any applications for development in Phase 2, a minimum of 75 percent of the gross developable area in Phase 1 must be within registered plans of subdivision, or zoned to permit the development contemplated by this Secondary Plan.</u></p> <p>g) <u>Prior to the commencement of the development in each phase, any financial and other requirements of the Town and the Region shall be satisfied and confirmation shall be received from utility providers and school boards that appropriate services and facilities can be accommodated.”</u></p>	
87)	H6.23.2.2 [New]	<p>A new section H6.23.2.2 is added to read as follows:</p> <p><b><u>“H6.23.2.2 Special Phasing Provisions</u></b></p> <p><u>The following special phasing provisions also apply:</u></p> <p>a) <u>Public infrastructure such as roads, parks, fire halls, schools and servicing facilities may proceed at any time in Phase 2, subject to the availability of servicing infrastructure and other requirements of the Town and the Region;</u></p> <p>b) <u>Council may, at its sole discretion, determine to accept and approve an application for development in Phase 2, prior to a minimum of 75 percent of the gross developable area in Phase 1 within registered plans of subdivision or zoned to permit the development contemplated by this Plan, if it is determined by Council that the development for which the application is made is in accordance with the general purpose and intent of this Secondary Plan and if it is demonstrated, to the satisfaction of Council and Halton Region, that there are no negative impacts on the Town or Region, including from a land use planning (development of complete communities) perspective, and infrastructure and financial impact perspective.”</u></p>	To ensure that special circumstances are dealt with fairly and in the best interests of the future residents.
88)	H6.23.2.3 [New]	<p>A new section H6.23.2.3 is added to read as follows:</p> <p><b><u>“H6.23.2.3 Unreasonable Delay Provisions</u></b></p> <p><u>Notwithstanding the phasing provisions in Subsections H6.23.4.1 and H6.23.4.3, in no case will one owner or group of owners be permitted to unreasonably delay the normal progression of development contemplated by this Plan. Where unreasonable delay is occurring as determined at the Town's sole discretion, the phasing may be re-evaluated to the satisfaction of the Town and Halton Region. In such circumstances, Council may through an amendment to this Secondary Plan revise the phasing, if it is determined by Council that such a proposal is in accordance with the general intent and purpose of this Secondary Plan, and if there are no unacceptable impacts on the Town as determined by Council or on Halton Region.”</u></p>	To ensure that any unforeseen circumstances are dealt with.
89)	H6.23.3	<p><u>“TOWN REQUIREMENTS”</u> is renumbered to <u>H6.23.3.</u></p>	Renumbering.

Region			
90)	H6.23.3d)	<p>H6.23.2d) is renumbered to H6.23.3d) and modified as follows:</p> <p><u>Landowners within the Secondary Plan have entered into a private cost-sharing agreement(s) amongst themselves to address the distribution of costs of development, for the provision of matters such as community uses and infrastructure facilities, including, where appropriate, the lands required for such uses and facilities;</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Renumbering.</p> <p>To clarify the requirement of a private cost-sharing agreement in accordance with Town of Halton Hills Council Resolution described in Report PD-2020-0017.</p>
91)	H6.23.3h) [New]	<p>A new section H6.23.3h) is added to read as follows:</p> <p><u>“The requirements of Section G.12 (Pre-consultation and Complete Applications) of the Town of Halton Hills Official Plan have been addressed to the satisfaction of the Town in consultation with the Region and other applicable agencies.”</u></p>	<p>To ensure that the policies of Section G.12 are addressed.</p>
92)	H6.23.4	<p>_____ <b>“BLOCK PLAN REQUIRED”</b> is renumbered to <u>H6.23.4.</u></p>	<p>Renumbering.</p>
93)	H6.23.4b)	<p>_____ is renumbered to <u>H6.23.4b)</u> and modified as follows:</p> <p><u>“The approval of the Block Plan by Council in consultation with the Region of Halton, the Conservation Authorities and the School Boards shall be required;”</u></p>	<p>Renumbering.</p> <p>To ensure the proper approvals are in place for Block Plans.</p>
94)	H6.23.5 [New]	<p>A new section H6.23.5 is added to read as follows:</p> <p><b><u>“H6.23.5 DEVELOPMENT MONITORING</u></b></p> <p><u>The Town shall establish a development monitoring program for the Vision Georgetown lands that may include:</u></p> <ul style="list-style-type: none"> <li>a) <u>Level of population and employment growth;</u></li> <li>b) <u>Supply of existing lots and number of building permits granted;</u></li> <li>c) <u>General achievement of housing mix targets;</u></li> <li>d) <u>Occupancy permits granted; and</u></li> <li>e) <u>Development application status.”</u></li> </ul>	<p>To gather information that will be helpful to the Town, Region and other agencies.</p>
95)	H6.23.6 [New]	<p><b><u>“H6.23.6 NET RESIDENTIAL HECTARE</u></b></p> <p><u>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.</u></p> <p><u>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.”</u></p>	<p>To include a modified definition of Net Residential Hectare within the Town of Halton Hills Official Plan pertaining to the Secondary Plan area in accordance with Town of Halton Hills Council Resolution described in Report PD-2020-0017.</p>

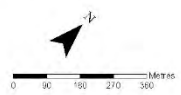
96)	H6-1 Vision Georgetown Community Structure	Is modified by deleting and replacing "H6-1 Vision Georgetown Community Structure" with the version shown herein as Attachment #1.	To achieve conformity with the Regional Official Plan.
97)	H6-2 Vision Georgetown Land Use Plan	Is modified by deleting and replacing "H6-2 Vision Georgetown Land Use Plan" with the version shown herein as Attachment #2.	To achieve conformity with the Regional Official Plan.
98)	H6-3 Vision Georgetown Transportation Network	Is modified by deleting and replacing "H6-3 Vision Georgetown Transportation Network" with the version shown herein as Attachment #3.	To achieve conformity with the Regional Official Plan.



NOTE  
This schedule forms part of the Official Plan and must be read together with the text.

- Mixed Use Gateway
- Major Commercial Area
- Major Institutional Area
- School
- Natural Heritage System \*
- Major Parks & Open Space Area
- Park
- Future Natural Channel Corridor Special Study Area
- Block B Potential Watercourse Relocation Special Study Area
- Black Locust Woodland Special Study Area
- Neighbourhood Boundary
- Vision Georgetown Boundary
- Stormwater Management Facility (conceptual)
- Town Square Park
- Library/Community Centre
- Community Park
- Neighbourhood Park
- Parkette
- School
- Cultural Heritage Resource
- Phase 1
- Phase 2
- Proposed Roads

\* Final Natural Heritage System Buffers will be determined in accordance with policy H6.13.3



**SCHEDULE H6-1  
VISION GEORGETOWN  
COMMUNITY STRUCTURE**

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NOTE  
This schedule forms part of the Official Plan and must be read together with the text.

- |   |   |   |
|---|---|---|
| Low Density Residential Area              | Local Commercial / Mixed Use Area                           | Park (conceptual)                           |
| Medium Density Residential Area           | Major Institutional Area                                    | Vision Georgetown Boundary                  |
| High Density Residential / Mixed Use Area | Eighth Line Special Study Area                              | Proposed Roads                              |
| Mixed Use Gateway                         | Natural Heritage System *                                   | Stormwater Management Facility (conceptual) |
| Major Commercial Area                     | Cemetery  | Town Square Park                            |
| Core Commercial Area                      | Major Parks & Open Space Area                               | Library/Community Centre                    |
|   | Future Natural Channel Corridor Special Study Area          | Community Park                              |
|   | Black Locust Woodland Special Study Area                    | Neighbourhood Park                          |
|   | Block B Potential Watercourse Relocation Special Study Area | Parkette                                    |
|   |   | School                                      |
|   |   | Cultural Heritage Resource                  |

\* Final Natural Heritage System Buffers will be determined in accordance with policy H6.13.3

