



REPORT

REPORT TO: Mayor R. Bonnette & Members of Council
REPORT FROM: Tara Buonpensiero, Planner – Policy
DATE: March 15, 2010
REPORT NO.: PDS-2010-0032
RE: Town of Halton Hills Comprehensive Community Improvement Plan – Recommendation Report

RECOMMENDATION:

THAT Report No. PDS-2010-0032, Town of Halton Hills Comprehensive Community Improvement Plan – Recommendation Report, dated March 15, 2010 regarding the Town of Halton Hills Comprehensive Community Improvement Plan (March 2010) and associated Official Plan Amendment (March 2010) be received;

AND FURTHER THAT Council adopt Amendment No. 5 to the Official Plan for the Town of Halton Hills being an amendment that refines the Community Improvement Plan policies contained in the Halton Hills Official Plan in accordance with the findings of the Town's Comprehensive Community Improvement Plan program;

AND FURTHER THAT Council pass a By-law designating the Town of Halton Hills as a Community Improvement Project Area pursuant to Section 28(2) of the *Planning Act*;

AND FURTHER THAT Council endorse the Halton Hills Comprehensive Community Improvement Plan as it pertains to the Town in its entirety and to the municipal leadership and financial incentives for the eight Community Improvement Project Area Sub-Areas as follows:

- a) Georgetown Community Node
- b) Georgetown Downtown
- c) Acton Downtown
- d) GO Station Lands
- e) Former Beardmore Tannery Lands
- f) Agricultural Sub-Area
- g) Acton Industrial Park
- h) Georgetown Industrial Park

AND FURTHER THAT Council pass a By-law to approve the Comprehensive Community Improvement Plan pursuant to Section 28(4) of the *Planning Act*;

AND FURTHER THAT funding of the programs contained in the Halton Hills Comprehensive Community Improvement Plan be considered as part of the 2011 Budget;

AND FURTHER THAT upon Council approval of the Town of Halton Hills Comprehensive CIP, Town staff be directed to seek the release of project funds from both the Ontario Ministry of Agriculture, Food and Rural Affairs, and the Federation of Canadian Municipalities in accordance with executed grant agreements;

AND FURTHER THAT a copy of Report No. PDS-2010-0032 be forwarded to the Federation of Canadian Municipalities, the Ontario Ministry of Agriculture, Food and Rural Affairs, the Region of Halton, and the Community Improvement Plan Stakeholder Advisory Committee.

BACKGROUND:

The statutory public meeting for the Town of Halton Hills Comprehensive Community Improvement Plan (CIP) and associated Official Plan Amendment was held on February 22, 2010. At the Council meeting on February 22, 2010, Council adopted the recommendations of the Statutory Public Meeting Report (No. 2010-0022) as follows:

THAT Report No. PDS-2010-0022 dated January 25, 2010 regarding the Town of Halton Hills draft Comprehensive Community Improvement Plan (CIP) and related Official Plan Amendment dated January 2010 be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report to be considered by Council regarding the final disposition of the Town of Halton Hills Comprehensive CIP and the related Official Plan Amendment;

AND FURTHER THAT a copy of Report No. PDS-2010-0022 be forwarded to the CIP Stakeholder Advisory Committee including the Region of Halton.

The purpose of this report is to:

- Summarize the results of the public information centre and statutory public meeting on the draft Comprehensive CIP and associated draft Official Plan Amendment;
- Provide responses to the agency and public comments received on the draft Comprehensive CIP and associated draft Official Plan Amendment; and,
- Outline the next steps required for adoption of the Town of Halton Hills Comprehensive CIP.

COMMENTS:

Public Consultation

With respect to consultation on the Town of Halton Hills draft Comprehensive CIP and associated draft Official Plan Amendment, a public information centre was held on February 10, 2010 and the statutory public meeting was held on February 22, 2010.

Public Information Centre

As mentioned above, the public information centre for the CIP project was held on February 10, 2010, at the Town of Halton Hills Civic Centre. The format of the public information centre included an open house as well as a formal presentation given by Nancy Reid from MMM Group, Luciano Piccioni from RCI Consulting and Town staff. A total of eight people attended the PIC.

Questions asked at the public information centre were related to clarification on details of the programs, why programs apply where they do and the time frame of the CIP. There was one suggestion made that consideration be given to providing tourist information booths as a possible new municipal leadership program.

In response to the comment above, the municipal leadership programs related to preparation of a Marketing Strategy for Downtown Acton and Georgetown will be identifying their respective target markets and identifying programs and initiatives to reach the identified target markets, which could potentially recommend the provision of tourist information booths.

Statutory Public Meeting

The statutory public meeting for the CIP project was held on February 22, 2010. A formal presentation was given by Nancy Reid from MMM Group, Luciano Piccioni from RCI Consulting and Town staff. Following the presentation, there was one oral submission made as follows:

Mr. Hooper spoke on behalf of 1745955 Ontario Ltd and Johnson McLennan at 249 and 251 Guelph Street. Mr. Hooper was seeking clarification on potential implications that the CIP may have on the site plan application recently submitted for the above noted properties.

Mr. Hooper was advised that the CIP would have no negative impact on his recently submitted site plan application. Upon enactment by Council, the CIP will provide municipal leadership programs and financial incentive programs for the Community Node (Guelph Street) Sub-Area in the future. Minutes of the statutory public meeting have been attached to this report as Schedule A.

Agency and Public Comments

Circulation of the draft Comprehensive CIP and draft Official Plan Amendment was undertaken in accordance with the requirements of the *Planning Act*. The draft Comprehensive CIP and Official Plan Amendment was released to the public on Monday February 1, 2010. In response to the agency circulation, there have been no objections on the draft Comprehensive CIP or the draft Official Plan Amendment and as such, in our view the latter document qualifies for exemption from Regional approval.

Comments from the Town Environmental Advisory Committee (TEAC) supported inclusion of the entire Town as a Community Improvement Project Area, stressed the need to monitor the success of the various incentive programs, that the Town's CIP should continue to value heritage (natural and built) and the natural environment, that the CIP should consider the planning initiatives of the Office of Sustainability and that public education and knowledge will be key to the success of the CIP.

Since the comments provided by TEAC are reinforcing the key components of the CIP and encourage coordination among Town initiatives, there are no changes required to the Comprehensive CIP or Official Plan Amendment.

A table summarizing the agency comments received to date has been attached to this report as Schedule B.

Changes to the Town of Halton Hills Draft Comprehensive CIP

As mentioned above, the comments provided to date reinforce the key components of the CIP and encourage coordination among Town initiatives. In response to comments received to date and based on the internal review of the draft Comprehensive CIP and Official Plan Amendment, only minor revisions have been made to the Comprehensive CIP. The revised Comprehensive CIP is provided under separate cover.

Next Steps

The Planning Act requires that the Community Improvement Project Area be designated by By-law prior to Council adopting the CIP. As such, the Official Plan Amendment, the By-law designating the Community Improvement Project Area, and the By-law to adopt the Comprehensive Community Improvement Plan are attached to this report as Schedule C, D and E respectively.

Staff will continue to work with the MMM Group and RCI Consulting to obtain the application forms and training necessary to implement the Halton Hills Comprehensive CIP.

RELATIONSHIP TO STRATEGIC PLAN:

The Town's CIP relates extensively to the following Strategic Directions in the Town's Strategic Plan:

- Foster a Healthy Community

- Preserve, Protect and Enhance Our Environment
- Foster a Prosperous Economy
- Preserve, Protect and Promote our Distinctive History
- Preserve, Protect and Enhance our Countryside
- Achieve Sustainable Growth
- Provide Responsive, Effective Municipal Government

FINANCIAL IMPACT:

The CIP project is being undertaken in accordance with the approved Capital Budget. Costs for undertaking the CIP Program were previously documented through reports PD-2008-0031 and PDS-2009-0006, with substantial funding being provided through performance based grants from the Federation of Canadian Municipalities (FCM) and the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA.)

Given the work completed to date, and upon Council's approval of the Town of Halton Hills Comprehensive CIP, this report recommends that Town staff be directed to seek the release of funds from both OMAFRA, and FCM in accordance with executed grant agreements.

This report is also recommending that funding of the programs contained in the Halton Hills Comprehensive Community Improvement Plan be considered as part of the 2011 Budget.

COMMUNICATIONS IMPACT:

In accordance with the requirements of the Planning Act, notification of the public information centre and the statutory public meeting as well as copies of the draft Community Improvement Plan and draft Official Plan Amendment have been provided to agencies and posted on the Town's website.

Notice of this report was provided to all individuals on the Town's Community Improvement mailing list. Notice of adoption of the Official Plan Amendment and Community Improvement Project Area By-law and By-law approving the Town of Halton Hills Comprehensive CIP will be in accordance with the provisions of the Planning Act.

ENVIRONMENTAL IMPACT:

There will be both direct and indirect environmental benefits realized through implementing a number of the municipal leadership and financial incentive programs contained in the Town of Halton Hills Comprehensive CIP, particularly those programs aimed at promoting intensification, and remediation and redevelopment of brownfield sites.


CONSULTATION:

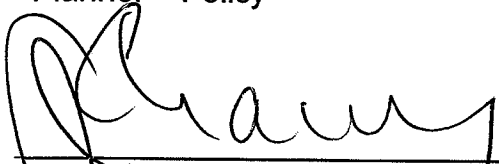
There has been substantial public consultation throughout preparation of the Town of Halton Hills Comprehensive CIP.

CONCLUSION:

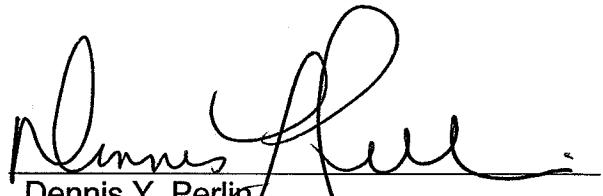
This report has summarized the results of the public information centre and public open house held for the CIP project. Comments from agencies and stakeholders have been in support of the CIP, and the need to ensure that the CIP project is coordinated with other Town initiatives. Minor changes have been made to the Town of Halton Hills Comprehensive CIP based on both external comments received and an internal review of the documents. This report recommends that Council adopt the Official Plan Amendment, the By-law designating the Community Improvement Project Area, and the By-law to adopt the Comprehensive Community Improvement Plan.

Respectfully submitted,


Tara Buonpensiero, MCIP, RPP
Planner – Policy


Bruce MacLean, BA, MCIP, RPP
Director of Planning, Development
and Sustainability




Dennis Y. Perlin
Chief Administrative Officer



MINUTES

PUBLIC MEETING- 2010-0002

Statutory Public Meeting – Town of Halton Hills Draft Comprehensive Community Improvement Plan

Minutes of the Public Meeting held on Monday, February 22nd, 2010 at 7:30 p.m., in the Council Chambers, Town of Halton Hills Civic Centre, 1 Halton Hills Drive.

Councillor M. O'Leary chaired the meeting.

Councillor M. O'Leary advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the Town of Halton Hills draft Comprehensive Community Improvement Plan and associated draft Official Plan Amendment. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Municipal Board. In addition, if a person or public body does not make oral submission at a public meeting, or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held.

The format of this Public Meeting is as follows:

- The planning consultant for the Town will generally explain the purpose and details of the Draft Secondary Plan;
- Next, the public can obtain clarification, ask any questions of Town planning staff or the consultant, and express their views on the Draft Secondary Plan.

Staff will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow-up and obtain this information. Responses will be provided when this matter is brought forward and considered by Council at a later date.

PROPOSAL

This Public Meeting involves a draft Community Improvement Plan for the Town of Halton Hills and an associated Official Plan Amendment. The draft Town of Halton Hills Community Improvement Plan identifies the entirety of the Town of Halton Hills as a Community Improvement Project Area and outlines incentive programs and municipal leadership strategies for eight sub-areas in the Town.

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The Chair inquired if there were any person's in attendance who were interested in this application besides the applicant. One person in attendance raised their hand.

Town's Opportunity

The Chair called Nancy Reid, of MMM Group and Luciano Piccioni from RCI Consulting, planning consultant for the Town, to explain the Draft Comprehensive Community Improvement Plan.

Ms. Reid advised that notice of the statutory public meeting was published in the Independent and Free Press on January 26, 2010 and January 28, 2010. The notice advised that the January 2010 draft of the Town of Halton Hills Comprehensive CIP and draft Official Plan Amendment were available both on the Town's website and at the Planning, Development and Sustainability Department.

Ms. Reid, Mr. Piccioni and Ms. Buonpensiero, Policy Planner for the Town of Halton Hills did a PowerPoint presentation that highlighted Report No. PDS-2010-0022 dated January 25, 2010 regarding Town of Halton Hills Draft Comprehensive Community Improvement Plan – Statutory Public Meeting Report.

Public Opportunity

The Chair inquired whether there were any persons present who wished to present their views on the Proposal. The following persons came forward:

Bob Hooper representing 1745955 Ontario Ltd. & Johnston McLellan 249-251 Guelph Street (Johnston & Associates) indicated that he just wanted it put on the record that he spoke to this matter. He stated that he would like to understand the implications of the proposal positive or negative to their recent application.

The Chair inquired whether there was any further information which staff wished to provide.

B. MacLean, Director of Planning, Development and Sustainability advised that staff will be collecting comments on the Town of Halton Hills Draft Comprehensive Community Improvement Plan until Friday, February 26th, 2010.

The Chair declared the Public Meeting closed at 7:45 p.m.

The Chair advised that Council will take no action on this matter tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further notification regarding this matter, please leave your name with Tara Buopensiero in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission respecting the proposal, the deadline for comment is Friday, February 26th, 2010.


Rick Bonnette MAYOR


William Roberts CLERK

**Comments Received from Agency Circulation of the Draft Comprehensive CIP
and the Official Plan Amendment**

Date	Agency	Comment
Feb. 11, 2010	Niagara Escarpment Commission	<ul style="list-style-type: none"> • No Comments
Feb.18, 2010	Conservation Halton	<ul style="list-style-type: none"> • Defer comments to the CVC
Feb. 28, 2010	Region of Halton	<ul style="list-style-type: none"> • No Comments
Mar. 1, 2010	Halton District School Board	<ul style="list-style-type: none"> • No Objection
Mar. 1, 2010	Town Environmental Advisory Committee	<ul style="list-style-type: none"> • Support identification of the entire community under the CIP • Stress the importance in monitoring CIP programs • CIP continue to support natural and built heritage and the natural environment • Public education of the CIP is important in the success in the Plan • Coordinate the CIP with other Town initiatives such as the Integrated Community Sustainability Plan.



AMENDMENT NO. 5
TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS

Town of Halton Hills
Community Improvement Plan

AMENDMENT NO. 5

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B - THE AMENDMENT, consisting of the following text, constitutes Amendment No. 5 to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES, does not constitute part of the Amendment, but is included for information purposes only.

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2010-

A By-law to adopt Amendment No. 5 to the
Official Plan of the Town of Halton Hills –
Community Improvement Plan.

WHEREAS the Council of the Corporation of the Town of Halton Hills,
in accordance with the provisions of the *Planning Act*, 1990, R.S.O., c.P. 13, as
amended, has hereby passed Amendment No. 5 to the Official Plan of the Town
of Halton Hills;

AND WHEREAS the Regional Municipality of Halton as the approval
authority has exempted this Official Plan Amendment from their approval;

NOW THEREFORE, THE COUNCIL OF THE TOWN OF HALTON HILLS
ENACTS AS FOLLOWS:

1. That Amendment No. 5 to the Official Plan of the Town of Halton Hills,
being the attached text, is hereby adopted;
2. That the Town Clerk is hereby authorized to circulate the Official Plan
Amendment as provided for by the Planning Act regarding the appeal
process.

BY-LAW read and passed by the Council of the Town of Halton Hills this ___ day
of _____, 2010.

MAYOR – R. Bonnette

CLERK – W. Roberts

Part A – The Preamble

1. Purpose of the Amendment

This Amendment implements the recommendations of the Town of Halton Hills Community Improvement Plan related to designating the boundaries of the Community Improvement Project Area and Sub-Areas, and makes other appropriate minor and technical revisions.

2. Location

This Amendment affects the Town of Halton Hills in its entirety.

3. Basis of the Amendment

Section 28 of the *Planning Act*, allows municipalities with enabling provisions in their Official Plans to prepare and adopt Community Improvement Plans.

Section G7 of the Town of Halton Hills Official Plan provides the enabling policies, as required by Section 28 of the *Planning Act*, related to Community Improvement Plans. Section G7.1 states that:

“Community Improvement Areas may be established by Council and designated by by-law, in accordance with the provisions of the *Planning Act*, if:

- a) A number of the non-residential land uses conflict with residential use in a predominantly residential area; or,
- b) A number of incompatible land uses conflict with commercial or industrial land uses in a commercial or industrial area; or,
- c) The area contains a number of buildings in need of maintenance, repair or rehabilitation; or,
- d) There are deficiencies in the sanitary sewer, water, or stormwater systems in the area; or,
- e) There are deficiencies in the road network and associated infrastructure in the area; or,
- f) There is a lack of appropriate parkland and other recreational facilities within the area; or,
- g) The potential exists to achieve economic growth in an area as a result of building improvement, repair and/or replacement; or,
- h) A number of environmental problems such as soil contamination exist in the area; or,

- i) There are a number of screening, buffering or landscape deficiencies in the area; or,
- j) There are cultural heritage resources in an area warranting protection and/or enhancement."

Based on the criteria outlined above, the Town of Halton Hills Official Plan identified four Community Improvement Plan Areas as follows:

- 1) Acton Downtown
- 2) Georgetown Downtown
- 3) Community Node
- 4) South Acton Special Study Area.

Section G7.2 of the Official Plan states that it is intended that Community Improvement Plans would be prepared for each of the above areas, and Council may establish other Community Improvement Plan Areas, as appropriate subject to the criteria outlined in G7.1, which are outlined above.

The Town of Halton Hills retained a consultant team comprised of MMM Group and RCI Consulting to prepare the Town of Halton Hills Comprehensive Community Improvement Plan during 2008-2010. Preparation of the Community Improvement Plan has been undertaken in two phases. The key deliverables in Phase I of the project included preparation of the Discussion Paper and the Community Improvement Project Strategy, with the Comprehensive Community Improvement Plan being the key deliverable in Phase II.

The Town of Halton Hills Community Improvement Plan is one of the most comprehensive in Ontario and includes 20 financial incentives and 28 municipal leadership incentives individually tailored to address the key community improvement issues in both the urban and rural areas in Halton Hills.

Based on the work undertaken in support of the Town's Community Improvement Project, Council has determined that all lands within the Halton Hills Planning Area should be designated as a Community Improvement Project Area, and within the overall Project Area, there are eight Community Improvement Project Sub-Areas as follows:

- Georgetown Community Node (Guelph Street) Sub-Area;
- Georgetown Downtown Sub-Area;
- Acton Downtown Sub-Area;
- GO Station Lands Sub-Area;
- South Acton (Beardmore) Sub-Area;
- Agricultural Sub-Area;

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- Acton Industrial Park Sub-Area; and,
- Georgetown Industrial Park Sub-Area.

This Amendment implements the recommendations of the Town of Halton Hills Community Improvement Plan related to designating the boundaries of the Community Improvement Project Area and Sub-Areas, and makes other appropriate minor and technical revisions.

Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text, constitutes Amendment No. 5 to the Official Plan for the Town of Halton Hills.

Details of the Amendment

The Official Plan of the Town of Halton Hills is hereby amended as follows:

1. That Section G7.1, Purpose of Community Improvement Plans, is amended by:
 - a) Removing "Community Improvement Areas" and replacing it with "Community Improvement Project Area" in the first paragraph.
 - b) Removing the "." at the end of item j) and replacing it with "; or"
 - c) Adding the following after item j)
 - "k) the area contains a number of vacant lots, vacant retail space or underutilized properties.

Based on the criteria outlined above, Council can designate a portion or the entire municipality as a Community Improvement Project Area."

2. That Section G7.2 Community Improvement Plan Areas be deleted, and replaced with the following:

"G7.2 COMMUNITY IMPROVEMENT PLAN AREAS

On the basis of Section G7.1, and in accordance with the Town of Halton Hills Community Improvement Plan, this Plan establishes the entirety of the Town of Halton Hills as a Community Improvement Project Area, with the following eight Community Improvement Project Sub-Areas:

- Georgetown Community Node Sub-Area as shown on Schedule A5 to this Plan;
- Georgetown Downtown Sub-Area as shown on Schedule A4 to this Plan;
- Acton Downtown Sub-Area as shown on Schedule A7 to this Plan;
- GO Station Lands Sub-Area which includes lands within the GO Station Study Area Boundary on Schedule A3 to this Plan;

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- South Acton Sub-Area which includes the lands designated as South Acton Special Study Area on Schedule A6 to this Plan;
- Agricultural Sub-Area which includes lands designated as Agricultural Area, Niagara Escarpment Plan Area, and Protected Countryside Area on Schedule A1 to this Plan;
- Acton Industrial Park Sub-Area which includes lands designated as General Employment Area on Schedule A6 to this Plan; and,
- Georgetown Industrial Park Sub-Area which includes lands designated as General Employment Area on Schedule A3 to this Plan.

Council may establish other Community Improvement Project Sub-Areas, as appropriate, in accordance with Section G7.1 of this Plan.

3. That a new Section G7.3 be added as follows:

"G7.3 COMMUNITY IMPROVEMENT PLAN IMPLEMENTATION

Council will utilize Community Improvement Plan programs at the appropriate time and circumstances to implement the policies of this Plan. In implementing the Town of Halton Hills Community Improvement Plan, Council will seek participation of the Region of Halton."

PART C
THE APPENDICES

Schedule C to Report PDS-2010-0032

Community Improvement Project Reports to Council

Report	Title
PR-2008-0031	Community Improvement Plan: Status Update
PDS-2009-0041	Proposed Community Improvement Strategy
PDS-2010-0005	Proposed Comprehensive Town of Halton Hills Community Improvement Plan
PDS-2010-0022	Town of Halton Hills Draft Comprehensive Community Improvement Plan – Statutory Public Meeting
PDS-2010-0032	Town of Halton Hills Comprehensive Community Improvement Plan – Recommendation Report

Community Improvement Supporting Documents

Title	Date
Halton Hills Community Improvement Strategy Discussion Paper	May 2008
Halton Hills Community Improvement Strategy	February 2009
Halton Hills Community Improvement Strategy- Preliminary CIP Program Details	October 2009
Town of Halton Hills Draft Comprehensive Community Improvement Plan	January 2010
Town of Halton Hills Comprehensive Community Improvement Plan	March 2010